



DESIGN REVIEW – NEW RIVER MASTER PLAN

Planning Area: New River Master Plan | Rev. 3/25/2022

BACKGROUND INFORMATION: The intent of a design review is to assist applicants by identifying compliance with the applicable master plan design requirements. This form should be submitted by applicants prior to Development Review Committee site plan submittal and used as a guide in generating plans for the site plan submittal. Applicants will receive a form attached to their Development Review Committee Case Comment Report informing the applicant whether the item does/does not meet the intent of the respective master plan.

PROJECT NAME:		<p>NOTES:</p> <ul style="list-style-type: none"> Principles in bold are dimensional standards required by the Unified Land Development Regulations (ULDR) Section 47-13.20.
PROJECT ADDRESS:		
ZONING DISTRICT:		
CONTACT NAME:		
CONTACT EMAIL:		

INSTRUCTIONS: Provide a response to each item with how the proposed project meets the design standard.

PRINCIPLES OF STREET DESIGN		DESCRIBE HOW PROJECT MEETS INTENT
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.	
S2	At street terminus/ turnaround, do not break the continuity of the Riverwalk.	
S3	At street terminus/turnaround, street width should be as narrow as possible, and sidewalks should be extra-wide.	
S4	Discourage right turn lanes.	
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.	
S6	New paths (mid-block) leading to the river are encouraged, where possible, within private development.	
STREET DESIGN (APPLICABLE STREETS)		DESCRIBE HOW PROJECT MEETS INTENT
-	Andrews Avenue	
-	SE 3 rd Avenue	
-	SW 5 th Avenue	
-	Local Streets Leading to River	
-	SW 6 th Street between SW 4 th Avenue and Andrews Avenue	
-	SW 7 th / 4 th Avenue	
-	FEC Railway South of the River	
QUALITY OF ARCHITECTURE		DESCRIBE HOW PROJECT MEETS INTENT
B1	Encourage expressive tops for tall buildings above 25 stories (riverfront towers only).	
B2	For lots with multiple towers, encourage variation in tower height, with the smaller tower placed closer to the river.	
B3	Encourage riverfront towers to orient the narrowest dimension parallel to the river's edge.	
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.	
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.	
B6	Avoid internalized maritime facilities; increase visibility of maritime uses.	
B7	Encourage active uses facing all public parks and public spaces.	
B8	Encourage courtyards surrounded by active uses for buildings facing SW 6 th Street.	



B9	Encourage loading, building service, and parking access via alleys, wherever possible.	
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.	
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.	
B12	Parking garage and service access entrances are encouraged to occur beyond 200' of river-facing property line, or mid-block, whichever is less.	
B13	Parking garage and service access entrances are discouraged along public parks.	
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.	
B15	Discourage surface parking lots with more than 10 spaces within 200' of the river's edge.	
ACTIVE BUILDING PROGRAM ALONG THE RIVER		DESCRIBE HOW PROJECT MEETS INTENT
-	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.	
-	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.	
-	Existing building 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.	
-	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.	
CHARACTER AREA (APPLICABLE AREA: 4-B RIVER PARK PROMENADE)		DESCRIBE HOW PROJECT MEETS INTENT
-	Setback from river edge: 60 feet minimum	
-	Varying shoulder height and stepback Max shoulder height (7 stories) Minimum stepback 30 feet	
-	Public waterfront access	
-	Minimum 2 rows of continuous shade trees required along the Riverwalk.	
-	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.	
-	Heavy emphasis on shade trees and lush, dense vegetation.	
-	More informal landscape design.	
-	Minimum 75% frontage for active uses.	
-	Intermittent retail in strategic locations.	
-	High level of transparency.	
-	Lobbies discouraged; locate on side streets.	