



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 28, 2020

PROPERTY OWNER: NE 2nd Street LLC.

APPLICANT/AGENT: SD Collaborative, Inc.

PROJECT NAME: Selo Condo Hotel

CASE NUMBER: PLN-SITE-19120006

REQUEST: Site Plan Level II Review: 226-Room Hotel with 13,292 Square Feet of Retail Use in Downtown Regional Activity Center

LOCATION: 401 NE 2nd Street

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

LAND USE: Downtown Regional Activity Center (D-RAC)

CASE PLANNER: Jim Hetzel

Case Number: PLN-SITE-19120006

CASE COMMENTS:

Please provide a response to the following:

1. Provide building construction type designation
2. Provide occupancy loads with compliant life safety egress design for all floors
3. The Pool Deck occupancy load (548) exceeds the stairway with capacity (480)
4. Specify height and area compliance per Chapter 5 of the FBC
5. Provide Life Safety plan including life safety components along all paths of egress
6. Indicate code compliant sprinkler system per FBC
7. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
8. Designate Fair Housing Provisions FBC Accessibility
9. Detail required fire rated walls
10. Specify building separations correlating to FBC Table 601 and FBC Table 602.

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?nodeld=C OOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th 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: PLN-SITE-19120006

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:

- a. Provide permanent Sidewalk Easement as appropriate along the north side of NE 2nd Street, and the south side of NE 3rd Street to accommodate portions of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- b. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. 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.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
3. Discuss status of existing encumbrances such as easements (including whether public or private). Vacation of any platted Utility Easement or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
4. 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.

5. Proposed structures shall not be constructed within existing or proposed right of way/ easements. Encroachments within utility easement will require non-objection letters from utility agencies. Encroachments within a right-of-way under County, State or Federal jurisdictions will require concurrency correspondence from agency with jurisdiction. Any other proposed encroachment into the City's Right-of-Way, including but not limited to building overhangs, water features and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement.
6. Sheet A002: Survey notes '9.92' Sidewalk Easement to be Recorded' on NE 2nd Street, adjacent to the proposed development; please determine if this has previously been recorded.
7. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
8. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
9. Provide disposition of existing light poles, fire hydrants, and any other utilities within the adjacent right of way that maybe impacted by the proposed development.
10. Verify if proposed development should have drainage agreement with existing adjacent residential condominium located to the west of the property. Plans call for cross connecting drainage lines to be cut and plugged. Discuss how stormwater runoff shall be accounted for and required as part of Broward County Surface Water permit.
11. More prominently show on all plan sheets and typical roadway sections the existing Right-of-Way boundaries adjacent to the proposed development; also show proposed Right-of-Way, Right-of-Way Easement, Sidewalk Easement, and existing boundaries as applicable for this project. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations.

Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.

12. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
13. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. Per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.



14. Provide and label typical roadway cross-sections for the proposed development at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
15. Identify what appears to be proposed building overhangs and water features (and other landscape and/or hardscape-related structures) shown to encroach within the adjacent public Right-of-Way. Any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement. Future coordination with the City Attorney's Office will be needed regarding the proper requirements and conditions. Any permanent encroachment into other jurisdictional (i.e. FDOT, BCHCED, etc.) Right-of-Way and perpetual easements shall be coordinated with those agencies.
16. 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.
17. Depict existing sidewalk adjacent to the development along NE 3rd Street and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
18. Continue Type F curb as a valley gutter across on on-street parking stall on NE 3rd Street and NE 2nd Street.
19. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the Type II loading zone required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
20. 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.
21. 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.
22. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.
23. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt



pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.

24. Conceptual Paving, Grading, and Drainage:

- a. 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), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets.
- b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria). Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
- c. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.

25. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

26. If dewatering activities are anticipated, 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.

27. Exfiltration Trenches:

- a. Provide exfiltration trench for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
- b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
- c. Provide at least a clean out structure at each end of exfiltration trench located within the property.



28. Clarify design intent of site grading in the vicinity of proposed building, especially with regards to fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.
29. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Provide correspondence and depict information on plans accordingly.
30. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. 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). Any new trees (located within or adjacent to City 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. 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.
31. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure and whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
32. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
33. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
34. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
35. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE- 19120006

CASE COMMENTS:

Please provide a response to the following:

1. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydro zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. 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. Illustrate hydro zones on planting plan and include calculations in table.
2. 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.

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.

- a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.
- b. Provide Structural Soil Detail and composition.

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.

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.

3. Within the Downtown RAC district and as per Chapter 4 of the Downtown Master Plan Design Guidelines newly planted shade tree street trees are suggested to be a minimum of 20-22 feet tall; 10-12 feet spread with 6 feet canopy clearance between sidewalk and traffic area.
 - a. Existing sidewalk along NE 2st appears to have the required clearance as is. Therefore the existing Live Oak trees may be able to remain in place. Please verify the necessity for removal of these existing trees.
 - b. Please propose additional street trees for along NE 2nd and NE 3rd Street adjacent to the parking stalls while maintaining the sidewalk clearance requirement. If there is less than 12 feet horizontal clearance from the trunk of the tree to the structure and the trees, please propose smaller maturing shade trees such as PIGEON PLUM trees at 16-18 feet tall minimum 6 feet canopy clearance Florida number 1 condition or better.



- c. Please illustrate horizontal clearance of tree trunk to structure.
- d. Please coordinate with the new development to the east as to the sidewalk connection and streetscape.
4. 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.
5. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
6. 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:

"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. "

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

7. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
 - a. Underground utilities appear to require redesigning to accommodate required streetscape.
8. Provide, in tabular format, all versus / provided landscape calculations.
9. Please illustrated the measured separation distance of street trees on Landscape plan.
10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from large shade trees, as per ULDR Section 47-21.12.
 - a. smaller maturing shade trees may be closer than 15 feet to a light pole of taller then 10 feet height.
11. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8.I.
 - a. Being that the Calophyllum is on the FEPPCIPSL, please propose an alternative species of large shade tree.



12. The city strongly discourages the use of the Sago palm due to the continued need and use of pesticides for its maintenance, please propose an alternative plant species and propose plant materials that may not impose visibility conflicts of traffic.
13. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan.
 - e. This request is only for verification of sign location and landscape proposal if required.

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.
 - a. Trees and palm trees installed at grade level only count toward mitigation requirements of equivalent replacement.
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 hydro-zones on planting plan and include calculations in table.



Case Number: PLN-SITE-19120006

CASE COMMENTS:

Please respond to the following:

1. Unit entry doors should be solid, impact-resistant or metal and should be equipped with a 180-degree view Peephole.
2. Unit entry doors should have a secondary deadbolt locking system.
3. All glazing should be impact resistant.
4. Each hotel room should have a safe for guests to secure valuables.
5. Stairs should be Egress-Only at the ground floor to avoid unauthorized intrusion.
6. There should be a system to track any individual access into each hotel room. (Guest, housekeeping or service calls).
7. The pool area should be equipped with a childproof access control feature to prevent unsupervised children access to the pool.
8. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways, common areas, cash management areas, dining area, and theater. It should be capable of retrieving an identifiable image of a person.
9. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
10. Light-reflecting paint should be used in the parking garage to increase visibility and safety.
11. All restricted areas and guest only areas should be access controlled and label as such.
12. Valet key room and luggage storage areas should be access controlled.
13. There should be a secured valet key management system for the vehicles on site.
14. Office doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat, or an active killer event.
15. Retail unit doors exterior doors should be equipped with burglary resistant lock systems like door pins or lock security plates.
16. Retail tenant employees should only have access to their respective duty areas and not to the Hotel guest amenities area unless their duties require it.
17. All elevator lobbies and elevators should be access controlled.
18. All lighting and landscape should follow C.P.T.E.D. guidelines.



GENERAL COMMENTS

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

Please submit responses in writing before DRC sign off.



Case Number: PLN-SITE-19120006

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 10:00 pm within 250 feet of residential.
5. 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).
6. Containers: must comply with 47-19.4
7. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
8. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
9. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
10. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
11. 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: PLN-SITE-19120006

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. Please coordinate the realignment of NE 3rd Street with the Broward County Traffic Engineering Division.
3. Ensure sidewalk is a minimum of 7 feet wide on **NE 2nd Street & NE 3rd Street**. 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.
4. Back of sidewalk should begin on the ultimate right of way/easement dedication line.
5. Sidewalks must be straight and direct pedestrians to clear path ways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear path.
6. Remove all proposed structures, water features, steps from the public right of way or roadway easements and into the property lines.
7. Continue the concrete sidewalk through the driveway.
8. Provide a light pole detail for the pedestrian lighting being proposed.
9. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
10. The current parking space layout in the parking garage facility provides some spaces with poor maneuverability at the north side of the garage. Reconfigure the parking layout so that vehicles may maneuver safely within the parking garage facility.
11. 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). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.



12. 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. 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.
13. The Valet operations must not use public right of way for sight circulation.
14. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking facilities, 50 spaces or more are required to have a minimum 6 vehicular reservoir spaces.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
15. 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.
16. Additional comments may be provided upon further review.
17. Signature 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: PLN-SITE-19120006

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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center (RAC) 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. Provide clarity on the use as a "condo hotel" and whether the project is proposing both residential units and hotel rooms. Be advised that development applications requesting residential dwelling units in the Downtown RAC are subject to RAC or Unified Flex unit availability 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 Unified Land Development Regulations (ULDR), Section 47-13.20.N, the project is subject to a 30-day review period by the City Commission and potentially subject to approval by the City Commission. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and will be responsible for all public notice requirements per City's ULDR, Section 47-27. Note, the City Clerk's office requires 48 hours' notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk. Contact the case planner for more information (954-828-5019).
5. If residential is proposed, 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.
6. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Broward County Development Management and Environmental Review Section at (954) 357-8695 to ensure that proposed project is consistent with the latest recorded plat restriction.
7. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated:
 - a. Section 47-25.2, Adequacy Requirements
8. Additional information is needed regarding the project and proposed uses. The applicant shall address the following:
 - a. Clarity on the use as a hotel or condo hotel or mix of the uses;



- b. Clarity on the ground floor retail space and if restaurant(s) are proposed;
 - c. Copy of the existing covenant for the 52 parking spaces for Nola Lofts and the location of such spaces in the project as well as communication from the Nola Lofts on the proposed project;
 - d. Rooftop bar and if the use is open to the general public or hotel patrons only; and
 - e. Rooftop bar parking ratios included in the project site data.
9. The project does not meet certain Downtown Master Plan (DMP) intents and guidelines, which have been identified on the attached Design Review Team (DRT) checklist. Staff has provided overall comments below under each design guideline category.

Principles of Street Design

- a. Adjust the streetscape design along NE 2nd Street to reflect the cross section for local streets with the following elements: travel lane, on-street parking, street trees, and 7-foot clear sidewalk. On-street parking and street trees shall not be aligned in the same streetscape element location;
- b. Street trees are exceeding the maximum spacing between trees and project is not maximizing street trees;
- c. The horizontal clearance is not being met between the face of the building and street trees; and
- d. According to the survey, there are overhead power lines located along NE 3rd Street that are noted to be placed underground; however, the adjacent development has made changes to the location of the overhead power lines. Provide information on the coordination to underground.

Principles of Building Design

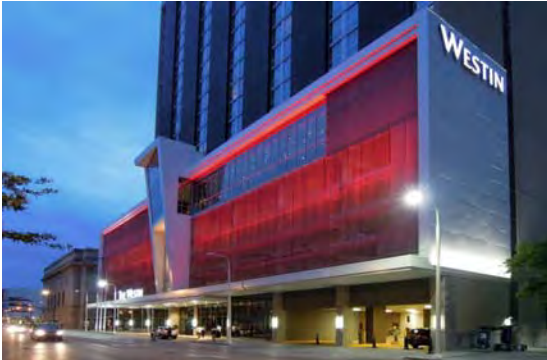
- e. Provide exceptional architectural screening for the parking podium as stated in the DMP. As proposed, the screening does not meet intent;
- f. Provide for continuous pedestrian shading canopies at a minimum of 5 feet in depth;
- g. Balconies are recommended at certain locations on the building tower; north and south elevations; and
- h. A tower distance of 30 feet to property line(s) is required with a tower to tower separation 60 feet. The tower is not meeting this distance requirement on the south portion of the site.

Quality of Architecture

- i. Revise the tower top by increasing the visual interest of the design thereby providing skyline drama and better expression of the overall project design with varying angles, creative and innovative building illumination;
 - j. Blank, unarticulated wall space facing streets and adjacent properties should be reduced; and
 - k. The lower 2 floors do not contain high quality materials with emphasis on durability and detail.
10. The southern portion of the tower does not meet the tower separation requirements to both properties on either side of the site; east and west. A potential option is to reduce the tower floorplate, place the tower toward the northern portion of the site, and increase the height of the tower, which the DMP permits up 30 stories. In addition, evaluate the tower top design by providing variation in design, angles, vertical articulation, etc.
11. The proposed screening material for the parking podium does not provide adequate screening and is not exceptional in design as required in the DMP. In addition, the south elevation of the podium contains window glazing with various uses on each floor and it is unclear the transparency of the window glazing.
12. The ground level floorplan contains a significant amount of retail space and reduces the hotel lobby compared to the previously approved site plan (DRC Case No. R16011). Consider relocating the hotel lobby from NE 2nd Street to NE 3rd Street, as the primary street, and provide for a significant focal/arrival entry design that can relate to the tower design above and relocate the rooftop bar to face NE 3rd



Street. This would result in a stronger building presence along the primary street. The following images are being provided as examples.



13. As proposed, the building design contains a significant amount of scored stucco without specific details on the depth of the score lines, which is difficult to determine the final appearance. In addition, composite metal panels are proposed on the east and west elevations but are not reflected on the renderings or other images. Additional building material(s) of high quality should be included in the design at important building articulation shifts or features. The use of high quality building materials should face the public realm as compared to facing abutting buildings and focus in design variation from the overall project design which could result in a uniquely, visually interesting, focal point for the project; e.g. replacing the LED display with a significant architectural feature. In addition, examine building illumination and artwork for the project.
14. Provide roof plan detail with spot elevations of the screening material depicting the mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view.
15. Discuss public access area easements and hours of operation on the property for sidewalk connections and plaza areas as identified on Site Plan Sheet C0. Applicant shall provide the public 24-hour access to any public access areas that are utilized as part of the public sidewalk, along a public right-of-way for entire project frontage. Any required easements shall be vetted with Planning, Engineering and City Attorney's Office and provided to the City and/or appropriate government entities prior to obtaining a certificate of occupancy or certificate of completion, as applicable, from the City.
16. Provide additional renderings of the entire project from various viewpoints.

17. The LED display screen is not permitted. Remove this from the plans.
18. It is recommended the following bicycle-related comments be addressed:
 - a. Consider installation of a bike-sharing station as an amenity and means of mobility for patrons;
 - b. Bicycle parking is proposed on site. Additional information is needed on bicycle storage including whether an area that is sheltered and secured with direct access to the bike network will be provided. Note that bicycle parking and bicycle storage are two different things serving different functions;
 - c. Provide air pumps at the bike storage for patrons. Send email to Transportation and Mobility Department for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide; and
 - d. Provide breakdown of bike parking calculations and ratio for this project and include this information in the site data. As proposed, there appears to be an insufficient amount of spaces.
19. Coordinate with the representative for Transportation and Mobility (TAM) Department regarding plans for addressing mobility within the area, necessary project mitigation, and whether the project is located along a planned bike network.
20. Park impact fees are assessed and collected at time of building permit application per each hotel room. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
21. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
22. Pursuant to Section 47-22.4.C.8, provide a master sign plan detailing the following
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materialsNote: Please note any proposed signs will require a separate permit application
23. 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. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.
24. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final Development Review Committee ("DRC"):



25. Be advised that State Statute, Section 166.033, states that development permits which require a quasi-judicial public hearing decision must be completed within 180 days unless an extension of time is mutually agreed upon between the City and the applicant. Please note this requirement.
26. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
27. Additional comments may be forthcoming at the DRC meeting.

CITY OF FORT LAUDERDALE
DOWNTOWN MASTER PLAN DESIGN GUIDELINES
 Design Review Team (DRT) Comments

Case Number:	PLN-DRT-2001001	Zoning District:	RAC-CC
Project Name:	Selo Condo Hotel	Character Area:	Near Downtown
Project Address:	401 NE 3 rd Street	Date of Review:	1/23/20

PRINCIPLES OF STREET DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Maintain fine-grained street grid: discourage vacations.	√			
S2	Utilize Traffic Calming rather than blocking streets.	√			
S3	Maximize on-street parking except on major arterials.	√			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5 feet; next to travel lane: 4 feet). Coordinate with Transportation and Mobility on the location of bike lanes on NE 3rd Street.	√			
S5	Maximize street trees on all Downtown Streets.		√		
S6	Encourage location of primary row of street trees between sidewalk and street. Provided on NE 3rd Street. Not provided on NE 2nd Street.	√	√		
S7	Maximum spacing for street trees: Palms -22 feet; Shade trees - 30 feet.		√		
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet. Plans depict 4 feet clearance on NE 3rd Street.		√		
S9	Encourage shade trees along streets, palm trees to mark intersections.	√			
S10	Eliminate County “corner chord” requirement not compatible with urban areas.			√	
S11	Encourage curb radius reduction to a preferred maximum 15 feet; 20 feet for major arterials.			√	
S12	Discourage curb cuts on “primary” streets.		√		
S13	Encourage reduced lane widths on all streets.	√			
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).	√			
S15	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.	√			

S16	Bury all power lines in the Downtown Area. Provide information on coordinate with adjacent property owners.				√
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PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	√			
B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.			√	
B3	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	√			
B4	Framing the street: encourage maximum building 'streetwall' length of 300 feet.	√			
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).	√			
B6	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.	√			
B7	Where towers are located on streets < or = 60 feet, increased setbacks from the 'shoulder' are encouraged to reduce the impact on the street.			√	
B8	Surface parking: discourage frontage and access along 'primary' street.	√			
B9	Parking garages: encourage access from secondary streets and alleys.		√		
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage. Additional discussion is needed on the ground level active use design.		√		
	Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.		√		
B10	Encourage main pedestrian entrance to face street.				√
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.			√	
B12	Encourage pedestrian shading devices of various types. Clarify the material for the shading devices and provide depth.		√		
B13	Encourage balconies and bay windows to animate residential building facades. Balconies are recommended at certain locations in order to blend with the adjacent residential buildings.			√	
B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).			√	

B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.			√	
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			√	
B17	Discourage development above right-of-way (air rights).			√	
B18	Mitigate light pollution.				√
B19	Mitigate noise pollution.				√
B20	Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space alongside and rear lot lines: minimum horizontal distance of 30 feet (abutting property owners can coordinate tower placement as long as maintain 60 feet clearance). See DRC Comments on this matter.		√		
B21	Vertical open space between multiple towers on a single development site: no less than 60 feet apart.			√	
B22	Residential: Encourage minimum ground floor elevation of 2 feet above public sidewalk level for individual ground floor entrances to private units.			√	
B23	Avoid drive thrus in the wrong places.			√	
B24	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).	√			

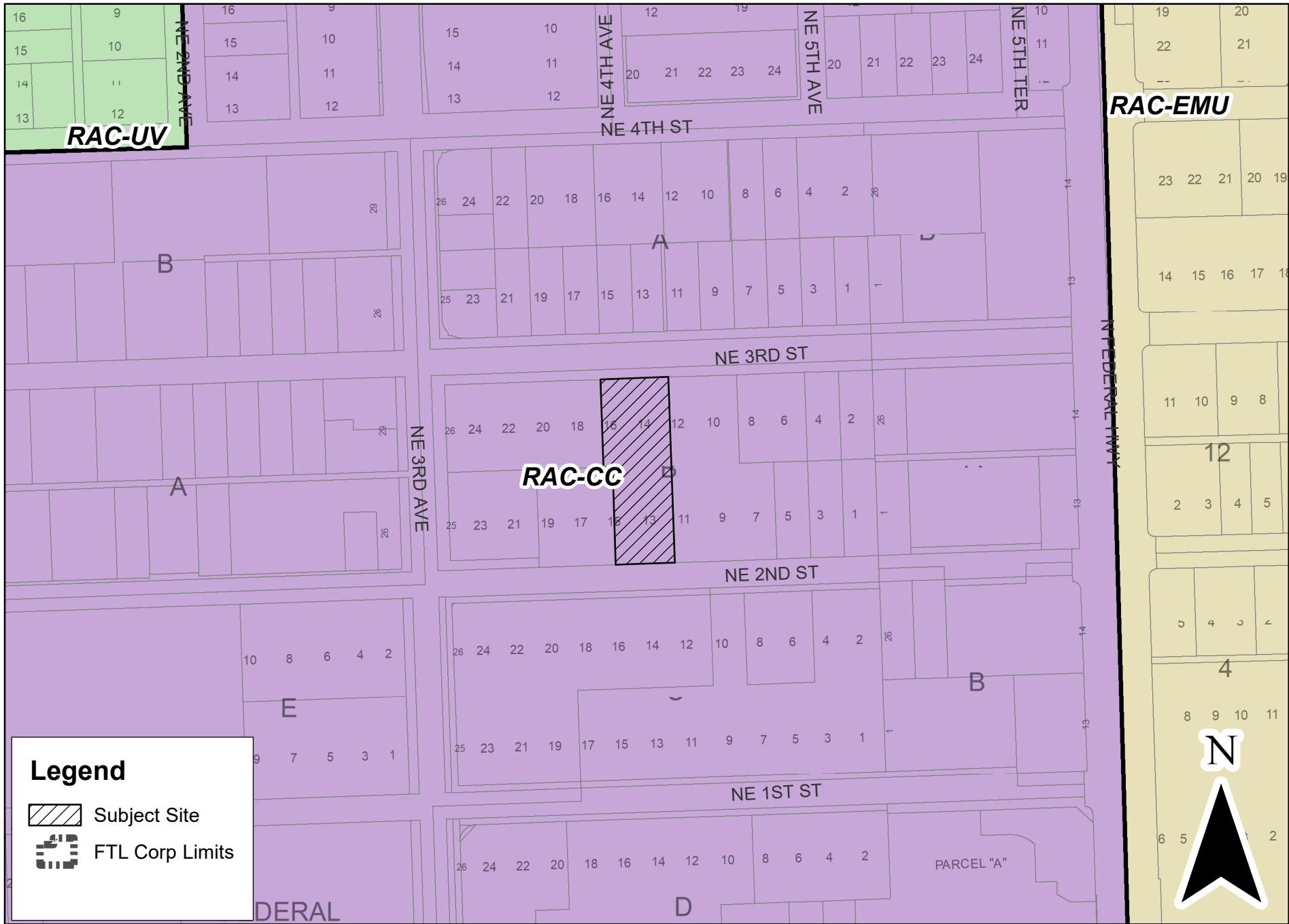
QUALITY OF ARCHITECTURE		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.				√
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			√	
Q3	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. See DRC Comments on this matter.		√		
Q4	Respect for Historic Buildings.			√	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored. See DRC Comments on this matter.		√		
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.				

Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.		√		
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.				√

STORE FRONTS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations. Site not in a retail location strategy corridor.			√	
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.			√	
SF3	Encourage durable materials for ground floor retail and cultural uses.		√		
SF4	Encourage 15 foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk. See DRC Comments on this matter.		√		
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.	√			
SF6	Encourage pedestrian shading devices of various types (min 5 foot depth).				√
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			√	
SF8	Encourage well-designed night lighting solutions. Provide a dusk/nighttime rendering.				√

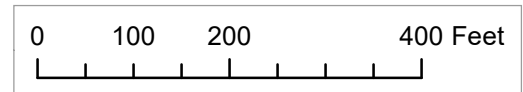
CHARACTER AREAS (Applicable Character Area)		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
Near Downtown					
2A	Frame the street with appropriate streetwall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft stepback on portion over 7 floors. No max floorplate up to 9 floors.		√		
2B	Encourage maximum building height of 30 floors.	√			
2C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.	√			
Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings up to 30 floors: preferred 12,500GSF floorplate max.		√			

TOD Guidelines (T1 Refers to Applicability to Regional Activity Center.)		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
T2	Discourage land uses that are incompatible with transit and walkability. (Refer to ULDR Section. 47-13, Land Development Regulations.)	√			
T3	Encourage pedestrian connections to transit stops and bike parking.	√			
T4	Encourage bike connections to transit stops and bike parking.				√
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.				√
T6	Incorporate Transportation Demand Management (TDM).				√
	Encourage carpooling or vanpooling.				√
	Encourage car or bike sharing.				√
	Offer flexible hours.				√
	Provide shared parking.				√
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Section 47-20, Land Development Regulations.)			√	
T8	Encourage green buildings, green site design and green infrastructure.				√
T9	Create attractive, active and safe multimodal systems.			√	
COMMENTS					
1. See DRC Comment Report for full review comments.					



PLN-SITE-19120006

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Graphic Scale