

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24029



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24029
MEETING DATE:	May 14, 2024
REQUEST:	Site Plan Level II Review: Mixed-Use Development with 429 Multifamily Units and 2,711 Square-Feet of Restaurant Space in the Downtown Regional Activity Center
APPLICANT:	3RD Street Capital 203-215
AGENT:	Robert B. Lochrie III, Esq., Lochrie & Chakas, P.A.
PROJECT NAME:	203 NE 3rd Street Development
PROPERTY ADDRESS:	203 NE 3rd Street
ZONING DISTRICT:	Regional Activity Center – City Center (RAC-CC)
LAND USE:	Downtown Regional Activity Center
COMMISSION DISTRICT:	2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Flagler Village Civic Association
CASE PLANNER:	Lorraine Tappen

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City’s online citizen’s portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
5. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC
7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC
8. Designate Fair Housing Provisions per the 2023 FBC Accessibility volume.
9. Per section 1023.4 of the FBC, openings in interior exit stairways shall be limited to those required for exit access to the enclosure from normally occupied spaces; therefore, egress from the bike storage through the interior exit stairway is not permitted.
10. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume.
11. Show that the openings in the exterior walls adjacent to the property lines meet the requirements of Table 705.8 of the 2023 FBC.
12. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.

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. FBC 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://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2023, the 8th 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:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>



Case Number: UDP-S24029 – 203 NE 3rd Street

CASE COMMENTS:

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

1. Provide 5' permanent Right-of-Way Easement or dedication along north side of NE 3rd Street, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Provide permanent Sidewalk Easement as appropriate along north side of NE 3rd Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
3. Provide 10' x 15' (min.) permanent water Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
4. Provide 10' x 15' (min.) permanent sewer Easement for any first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
5. 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 through the city website. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
6. Water and Sewer:
 - a. Add applicable details for proposed manholes/manhole covers.
 - b. Move SSMH #2 outside of RW easement and propose an easement of 10' x 15'.
 - c. Provide profiles for all utility crossings/conflicts.
 - d. Verify sewer main line size and adjust SSMH #1 connection.
 - e. Label all bends for proposed connection to water main.
7. Provide disposition of existing utilities on-site and within the adjacent right of way that may be 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.

8. Clearly depict trash enclosure on site plan.
 - a. Proposed curbing along NE 3rd Avenue shall be aligned with the loading area door to prevent truck movements being directed towards the pedestrian door.
9. Provide and label typical roadway cross-sections for the proposed development.
 - a. Cross section D-D is not provided on sheet C-2.
 - b. Sections B1-B1 and B2-B2 depict stormwater runoff across the property line.
 - c. The proposed elevations at the property line shall not be higher than the crown of the road.
 - d. Provide a cross section through the proposed driveway approach.
10. The proposed curb and gutter along NE 3rd Street shall continue through the proposed driveway approach.
11. Improve portion of existing unimproved 10' Alley (backing to proposed development) with paving and drainage (per Public Works standards) to mitigate projected increase in vehicular traffic within Alley from proposed development.
 - a. Provide spot elevations to match existing elevations to the east.
12. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which 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. Each VRS 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.
 - a. Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.
13. Plans sets state loading area. Please revise to “service area” or comply with ULDR section 47-20.2 Loading Requirements.
14. Suggest adding a porkchop in the driveway approach to better delineate the service area from the parking entrance/exit.
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. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i.
16. Depict proposed building doors and 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.
 - a. Provide additional grades at the rear of the property along the proposed walkway.
17. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). 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 5-year/1-day storm event drainage criteria).
18. 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.
19. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
20. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, (per City Utility Atlas Maps). 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.
 - a. Proposed landscaping QV is not depicted on the planting schedule.



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.
 - a. Fire hydrant location shall also adhere to this comment.
22. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
23. 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
24. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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CASE COMMENTS:

The following comments apply to Mixed-Use Development with 429 Multifamily Units and 2,711 Square-Feet of Restaurant Space in the Downtown Regional Activity Center

General Comments:

1. The site is in a "AE" flood zone, (panel 369J) BFE 6' NAVD 88.
2. Update site plan sheets to show that the FFE meets the BFE 6' +1.4' Freeboard = FFE 7.4' NAVD 88.
3. Plans and architectural drawings should be updated with a FFE of 7.4 'NAVD.
4. If you plan to floodproof you will need to meet the requirements for floodproofing listed below.
5. (Sheet AR-802) shows generator room, electrical room, electrical vault room, domestic pump room and (Restaurant 2711 sq.ft.) at 4.67 'NAVD, what type of floodproofing will be done? Show the elevation of generator and equipment.
6. Sheet (AR-201), (AR-202), (AR-303) shows FFE at 0'0" for level 1. Please correct to show the finish floor elevation in feet using the NAVD 88 datum. (example 7.4 ft. NAVD 88)
7. What type of floodproofing will be done for all areas below the 7.4 ft. NAVD 88?

Please be advised of the minimum floodproofing information requirements for permit approval. Please ensure all the prerequisites have been met prior to approving a project that is proposing floodproofing for compliance.

1. Meet all requirements of FBC 1612, ASCE 24-14, and FEMA Technical Bulletin 3
2. Completed Floodproofing certificate (section II)
3. Emergency operations plan (draft)
4. Panel legend (if applicable) panel numbering and map of location of installation
5. Panel Installation instructions
6. Proposed storage location of the panels and all required hardware for code compliant installation
7. Complete [FEMA_form-ff-206-fy22-153](#)

References

(Code of Ordinances, Chapter 14),

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

Florida Building Code (7th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf



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CASE COMMENTS:

Please provide a response to the following.

1. ISA Certified Arborist report for specimen size trees, as per ULDR 47-21.15, missing from submittal documents. Please provide. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
2. Existing surveyed trees #12-21 do not have a disposition provided on the Tree Disposition Plan table, Sheet L-200. Please update, this information is required to calculate equivalent value mitigation.
3. 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 specifically note and illustrate this on landscape plans.
4. 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.
5. 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. Existing underground communication lines and irrigation water lines appear to conflict with required proposed street tree plantings. Please revise if in conflict.
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. This appears to be illustrated only on Sheet L-210, but it is not called out or noted as such, and it is missing from site and civil plans.
7. 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 and provided on 30 feet centers within the curb. Specifications are missing the clear trunk requirement, please update.
8. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following:



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 do not apply for these at time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. 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.

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CASE COMMENTS:

Please provide a response to the following:

1. Residential entry doors should be impact resistant glass or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area as defined in Section 768.0706(2)(a)(7) FSS.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt as defined in Section 768.0706(2)(a)(4) FSS.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. Residential units should be pre-wired for an alarm system.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking garage, hallways, pool and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days as defined in Section 768.0706(2)(a)(1) FSS.
6. All Lighting should conform to IES and CPTED standards and illumination requirements as defined by Section 768.0706(2)(a)(2) FSS. The parking area should be illuminated at an intensity of at least an average of 1.8 fc per square foot at 18 inches above the surface from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn.
7. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn as defined in Section 768.0706(2)(a)(3) FSS.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool. Locked gates with key or fob access along pool fence areas as defined in Section 768.0706(2)(a)(6) FSS.
9. Emergency communication devices should be placed in the parking garage, pool 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 resident only areas should be access controlled and labelled as such.
12. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
13. Parking garages should have access control separating private residential parking from public access parking.
14. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spikes to prevent unauthorized intrusion or "piggy-backing".
15. The restaurant should be pre-wired for an alarm system, to include duress, motion, and door contacts.



16. A video surveillance system (VSS) should be installed throughout the restaurant with a focus on entry/exit points, point of sale areas, room where drop safe is located, hallways and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days.
17. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
18. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

General Comments:

It is highly recommended that the managing company arrange for private security during construction. Please submit responses in writing prior to DRC sign off.



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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. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. 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.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Solid waste collection shall be from a private loading dock.
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
10. Containers: must comply with 47-19.4
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you are going to ave a trash chute pleas answer 11,12,13.
12. Recommend trash chute accommodate recycling.
13. Draw equipment on the plan to show it will fit in trash room.
14. 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.
15. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - *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 Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*



- *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:

Please provide specific details of solid waste and recycling collection per building



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CASE COMMENTS:

1. Traffic Study is under review and comments are forthcoming.
2. 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.
3. 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. Properly dimension the parking stall dimensions on the plan sets.
4. 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 each proposed driveway. The minimum inbound stacking requirement is four stacking spaces, the minimum outbound stacking requirement is one stacking space. Update the stated requirement in the site data table.
5. For reference one stacking space measurement is 12 feet in width and 22 feet in length.
6. On Sheet AR-101.5 a turnaround area shall be required prior to the access control area.
7. Per section 47-20.9.3 of the city of Fort Lauderdale Unified Land Development Code ramps in parking garages where the ramp does not directly access a parking space shall have twelve percent (12) maximum slope. Revise the plans so the max ramp slope does not exceed 12%.
8. 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.
9. Provide a 10' X 10' sight triangle at the proposed driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the driveway being able to see the pedestrians walking on the sidewalk against the building.
10. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. The auto turns vehicular paths to depict the vehicle colliding with a proposed elevator and mounting a non-vehicular use area. Revise the ground floor to prevent these conflicts.
11. Per Section 47-20.5.C.4 of the City of Fort Lauderdale Unified Land Development Code Dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than twenty-one (21) and a turnaround area is provided which will accommodate a two (2)



point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle). The proposed parking garage is considered the dead end area, the total parking in the parking garage leading up to the 8th floor is greater than 21 parking spaces the parking garage shall provide a drive aisle where inbound vehicles will be able to loop around to exit without having to make a 2 point turn around.

12. Depict where garage ends on the top floor and how vehicles are to exit once reaching the top.
13. This proposed development shall require a valet operation for the proposed mechanical lift parking, identify where this valet operation will take place.
14. Provide a minimum of 7 feet wide sidewalk on **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 5 feet in width. The back of sidewalk shall be placed on the right-of-way dedication/easement line. The sidewalk shall continue through the driveways and to the edge of the property line.
15. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
16. 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.
17. The city reserves the right to meter on street parking stalls on the public right of way at any time.
18. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
19. 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.
20. Additional comments may be provided upon further review.

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.



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CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before August 27, 2024, 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 may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. 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-neighborhood-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.
3. 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.
4. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. 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](#)
5. Pursuant to Unified Land Development Code (ULDR), section 47-35, Definition, development site is defined as a "a lot or parcel of land or combination of lots or parcels of land proposed for development. If a development site has more than one (1) parcel or lot with different owners, all property owners will be required to sign the application for development permit, and shall be required to execute and record in the public records a declaration on a form provided by the department, stating that the parcels have been developed as a single unit for purposes of meeting the ULDR. The declaration shall include a legal description of each parcel and shall state that no parcel may be developed separate from the other parcel unless each parcel standing alone meets the requirements of the ULDR." Be advised, Final DRC cannot be issued until the applicant has executed and recorded a declaration as stated above and a copy of the recorded document has been provided to the City.
6. Residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis, as granted by the final approving body. Application submittal does not guarantee unit availability. According to the City's most recent Unified Flex Table, there are insufficient flex units to accommodate the project. Therefore, to develop residential units on the subject site the applicant may apply for units under the following requirements:
 - a. Per Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c, Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing, bonus residential density can be applied to access residential units if the development includes a component of affordable housing or provides a payment in lieu.
 - b. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee. In-lieu payments shall be equally split between the Broward County Affordable Housing Trust



Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. At the time of building permit issuance, 50% of the total payment in-lieu of fee shall be paid to the City of Fort Lauderdale and 50% of the total payment shall be paid to Broward County.

- c. Per ULDR Section 47-23.16.B.2.c, BCLUP Permitted Density Bonus for Affordable Housing, residential units can be applied for when demonstrating compliance with the affordability requirements of Section 47-23.16.B.2.c, by providing a point-by-point narrative.
 - d. Per ULDR Section 47-23.16, Affordable Housing Regulations, applicants seeking incentives shall provide an Affordable Housing Development Plan, as outlined in Section 47-23.16.D.1., Application and Affordable Housing Development Plan, to be reviewed and approved by staff during the Development Review Committee (DRC) process. Additionally, the applicant shall provide an Affordable Housing Development Agreement, per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, to be recorded prior to the issuance of building permits.
 - e. Per ULDR Section 7-23.16.D.6, Annual Affidavit, the applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.
7. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee and narrative explaining which affordable housing policies the payment in-lieu option is forgoing. An in-lieu payment is equal to \$10,300 per unit for the total number of units within the development. In-lieu payments shall be one hundred percent of the payment in-lieu of fee shall be paid to the City of Fort Lauderdale at the time of building permit issuance.
 8. 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 a flash drive and a copy submitted to the City Clerk. Contact the project planner for more information (954-828-5018).
 9. 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.
 10. Provide a preliminary 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. (For more significant projects, RAC, etc.) 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.
 11. This project is subject to the requirements of the Downtown RAC Education Mitigation Agreement. 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.



12. 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>
13. 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 the requirements such as maximum 9 floor streetwall or podium height, 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:

Principles of Street Design

- a. **S8, Horizontal Clearance.** Provide dimension from front of building face to tree trunk.
- b. **S16, Bury Powerlines.** Provide more information on existing lines and plans for burying lines.

Principles of Building Design

- c. **B1, Framing the Street.** Architectural elements of parking podium cannot encroach the setback.
- d. **B3, Streetwall Height.** With the half floor, the proposed number of parking podium levels exceeds the maximum 9 floor podium height. A floor as defined in the Downtown Master Plan is considered a "habitable level of space including parking levels, not including ground floor mezzanines that are less than 50% of the ground floor area." Indicate if City Commission approval of a deviation is requested. Also, add full building cross sections. Provided cross section levels do not match up with floor plans.
- e. **B11, B15, Ground Floor.** Consider relocating the fire command room to further activate the first floor.
- f. **B18, Mitigate Light Pollution.** Clarify if spandrel glass is transparent.
- g. **B24, The Fifth Façade.** Provide additional details concerning any sustainable roof treatments that are to be implemented.

Quality of Architecture

- h. **Q1, Q2 Skyline Drama and Expressive Top.** Consider angled rather than flat roofline.
- i. **Q3, Durability and Quality of Materials.** Add more high quality materials.
- j. **Q5, Parking Podium Facades.** Line parking garage with habitable space. Where active liner use is not possible, ensure screening is made of high-quality, durable materials. Clarify on AR-211 parking garage screening. Provide photographic example with dimensions and percentage transparency.
- k. **Q7, Creative Façade Composition.** Add articulation to each side of the tower.

Storefronts

- h. **SF1, Retail Location Strategy.** See comment under B11.
- i. **SF3, Ground Floor Materials.** See comment for Q3.
- j. **SF5, Encourage Glass Coverage.** Consider relocating fire command room.
- k. **SF8, Encourage Night Lighting Solutions.** Provide night-time rendering.

Character Area

- l. **1A, Streetwall Height.** See B3. T
- m. **1B, Signature Tower.** See comments for Q1 and Q2.

TOD Guidelines

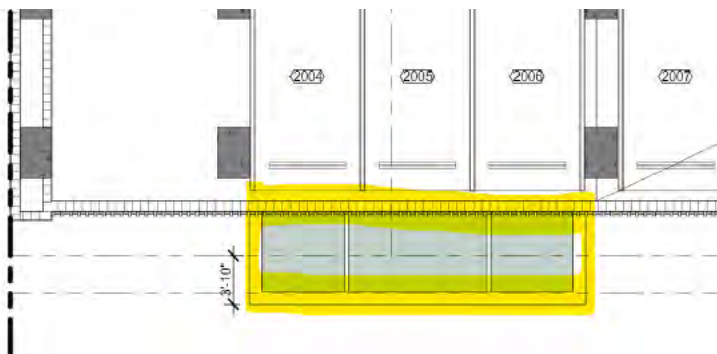
- k. **T5,** Additional details concerning the method of screening the parking garage is needed.
- l. **T5,** Include parking for mopeds, scooters, motorcycles, and other similar vehicles



For more information, refer to the complete Downtown Master Plan Design Review Team (DRT) Comment Report attached.

14. Provide the following changes on site plan:
 - a. Label blue dashed lines.
 - b. Internalize fire command room to increase active uses on the ground floor.
 - c. Add floor area for each floor in site plan data table.
 - d. Show 7-foot clear path unobstructed by landscaping and street tree grates.

15. Provide the following on the floor plans:
 - a. Label highlighted area on Sheet AR101.5.



- b. Label and provide dimensions and setbacks for architectural features and balconies on floor plans.
16. Provide the following changes on the elevations:
 - a. Correct the number of floors. The ½ floor should be considered a full floor. Indicate if a deviation is requested from 9-floor maximum streetwall/podium height.
 - b. Provide full building cross sections with dimensions and use per level.
 - c. Remove architectural features of parking podium that encroach the setback.
 - d. Provide dimensions and setback for architectural features.
 - e. Provide setback to front façade of the tower building.
17. Clarify on AR-211 parking garage screening. Provide photographic example with dimensions and percentage transparency.
 - a. Add articulation to the tower facades to reduce massing.
 - b. Consider angled roofline rather than a flat roof.
 - c. Incorporate a variety of high quality materials.
18. Provide the following changes on the renderings:
 - a. Revise rendering on Sheet AR805 to show accurate depiction of outdoor dining area. The available area for outdoor dining may be constrained due to the bike rack and the landscaped planter.
 - b. Include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
 - c. Provide night-time rendering.
19. Parking garage internal lighting fixtures and glare cannot be visible from neighboring properties. Provide cross sections and garage screening details as noted for Q5.



20. Provide dimensions on graphic example of mechanical equipment screening. Transparency of the screening should be more than 50%.
21. 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.
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 materialsPlease 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.
24. In the placement of public art on the development site, see City of Fort Lauderdale's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.

GENERAL COMMENTS

The following comments are for informational purposes.

1. 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.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Lorraine Tappen, LTappen@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
3. Additional comments may be forthcoming at the DRC meeting or after comment responses are received.



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-S24029/UDP-DRT24006	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:	500 Art Lofts	
PROJECT ADDRESS:	203 NE 3 rd Street	
REVIEW DATE:	April 29, 2024	
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	Maintain fine-grained street grid: discourage vacations.	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.				
S8	Minimum horizontal clearance (from building face) for trees: Palms – 6 feet; Shade trees – 12 feet Provide dimension from front of building to the tree trunk.				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 <u>preferred maximum 15 feet</u> ; 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
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			



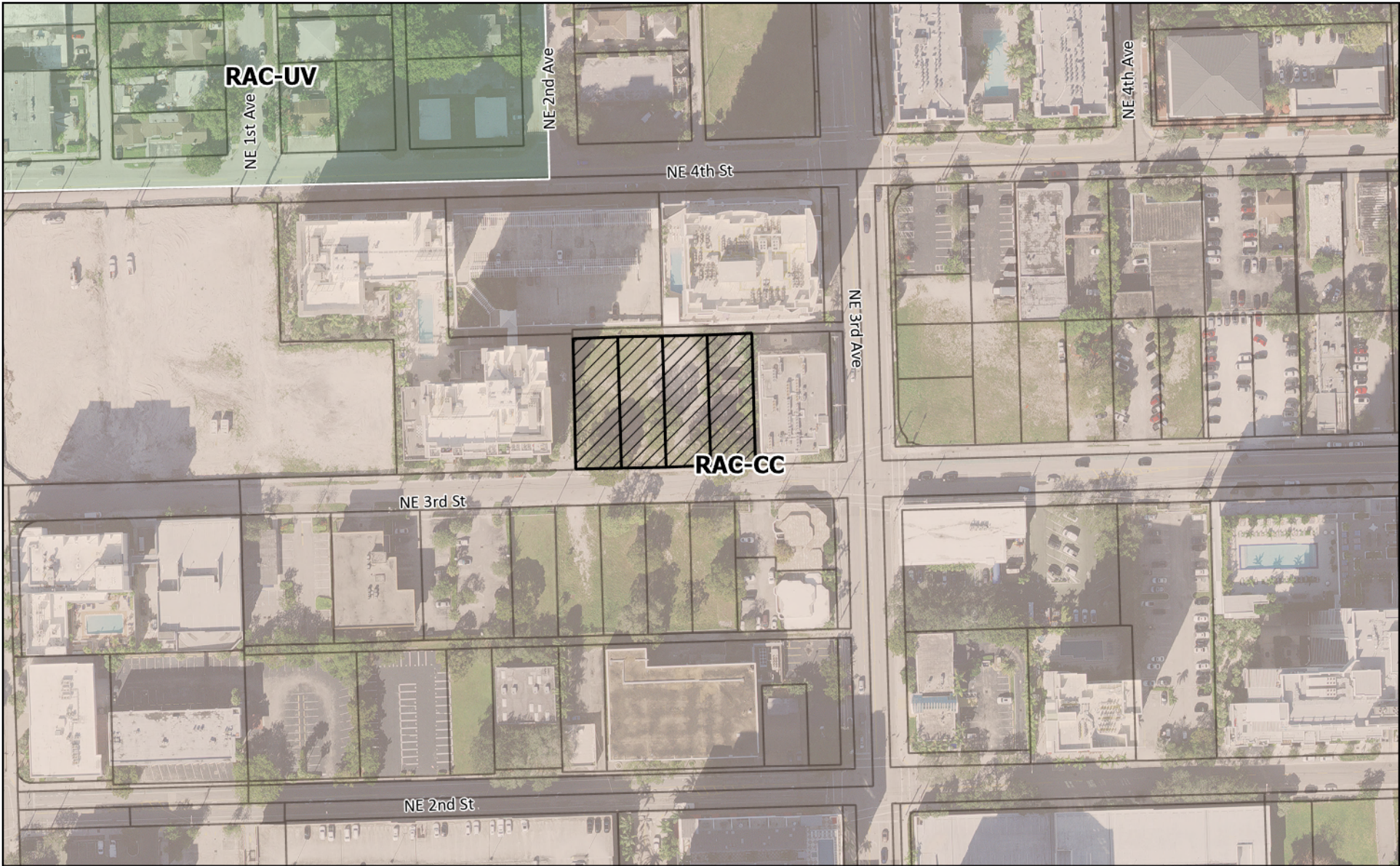
B3 *ULDR*	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics). Clarify ½ floor. Add full building cross sections. Provided cross section levels do not match up with floor plans.				X
B4 *ULDR*	Framing the street: Maintain maximum building '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. Consider relocating fire command room to further activate first floor.		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 Consider relocating fire command room to further activate first 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. Clarify if spandrel glass is transparent.				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	
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).				X



QUALITY OF ARCHITECTURE		YES	NO	N/A	MORE INFORMATION NEEDED
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition. Consider angled rather than flat roofline.		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. Add more high quality materials to ground level.		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. Provide more information on screening. Provide photographic examples with dimension and percentage of transparency.		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. Add articulation to each side of tower massing.		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
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. See comment for Q3. Incorporate high finish material for roll up door.		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. Consider relocating fire command room.		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



CHARACTER AREA (APPLICABLE AREA: DOWNTOWN CORE)		YES	NO	N/A	MORE
1A *ULDR*	Frame street with appropriate streetwall height: Shoulder: 9 floors max See B3.		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
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		
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-S24029 - 203 NE 3 ST.

