



REQUEST:

Site Plan Level III Review; Conditional Use for a Social Service Residential Facility (SSRF) Level IV with 209 SSRF units, 192 residential units (independent living), 1,619 square feet of retail/restaurant space and 16,722 square feet of office space.

Case Number	R16066	
Applicant	Riverwalk Plaza Associates, LLP	
General Location	333 N. New River Drive East	
Property Size	48,825 square feet / 1.12 acres	
Zoning	Regional Activity Center – City Center (RAC-CC)	
Existing Use	4-story office building and parking.	
Future Land Use Designation	Downtown Regional Activity Center (D-RAC)	
Applicable ULDR Sections	47-18.32 Social Service Residential Facilities 47-24.3 Conditional Use 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility Requirements	
	Required	Proposed
Lot Density	No maximum	371.2 DU/Net Acre
Lot Size	N/A	34,791 SF/.7987 acres
Lot Width	N/A	185'
Building Height	No maximum	42 stories/456'-6"
Structure Length	No maximum	163'-6"
Landscape Area	N/A	2,358 SF / 7%
Parking	No minimum	178
Outdoor Recreation Space	7140 square feet total (238 beds x 30 square feet, 1/3 landscaped = 2,380 square feet of landscape area)	21,424 square feet total, 3,236 square feet of landscape area
Living/Dining/Recreation Space	9,520 square feet (238 beds x 40 square feet)	51,787 square feet
Setbacks/Yards	Required	Proposed
Front (S)	19' from curb*	30'-9" from curb
Side (E)	0'*	6'-2"
Side (W)	35'*	15'
Rear (S)	0'*	0'
Notification Requirements	Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.4. Public Participation	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Randall Robinson, Planner III	

*Downtown and New River Master Plan Design Guidelines

PROJECT DESCRIPTION:

The applicant proposes a project consisting of 192 multifamily, independent living residential units, 209 SSRF units, 1,619 square feet of restaurant/retail, 16,722 square feet of office and 178-space parking garage located at 333 N. New River Drive East. The development consists of a 42-story tower, including four levels of parking.

PRIOR REVIEWS:

The Development Review Committee reviewed the proposal on March 28, 2017. The Design Review Team reviewed the proposal on March 20, 2017. All comments have been addressed.

REVIEW CRITERIA:

Social Service Residential Facility (SSRF)

The proposed use meets the definition of a Level IV SSRF as it is a facility designed to be occupied by seventeen (17) or more residents with staff levels as may be required by the State of Florida. The principal purpose of the facility shall be to provide personal care, shelter, sustenance and other support services.

Pursuant to ULDR Section 47-18.32, Social Service Residential Facilities (SSRF), no permitted SSRF use shall be granted development approval until the City has made a determination that the proposed SSRF has met all of the requirements in the specific zoning district in which the proposed SSRF is to be located, subject to Conditional use approval.

Pursuant to ULDR Section 47-18.32.G.1.c, dispersal requirements shall not apply to SSRF facilities on property located entirely within nonresidential districts. However, SSRFs proposed to be located in non-residential districts shall be one thousand five hundred (1,500) feet from any existing SSRF or child care center in a residential district.

Riverwalk Residences of Las Olas is not located in a residential district and is not located within one thousand five hundred (1,500) feet of any existing SSRF or child day care center within a residential district.

The applicant has provided a narrative addressing the criteria in ULDR Sec. 47-18.32, to assist the Board in determining if the proposal meets the criteria. Staff concurs with the applicant's assessment. To review the criteria and the applicant's responses please see narrative provided as Exhibit 1.

Conditional Use:

Social Service Residential Facilities proposed in the Regional Activity Center-City Center (RAC-CC) zoning district are subject to a Conditional Use permit.

The following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3;

Riverwalk Residences has been designed to mitigate any impacts on abutting properties. The building has been oriented to be located on the north of the property with the tower sited and oriented to respect the vertical open space of the existing condominium to the East. The use of a parking garage eliminates the need for surface parking, and reduces runoff. Storm water discharge will meet all State, County and City Engineering standards.

The on-site vehicular movement of Riverwalk Residences has been designed to be safe and convenient through internalizing all vehicle movements to the site, including deliveries and all vehicles visiting the building. Further, no offsite parking is proposed. In addition, the building has been designed so that all service and emergency vehicles access the building through its internal loading areas – thereby not only providing safe movement but also mitigating any noise or other impacts to surrounding properties.

The garage and service areas are located inside the building as far from New River Drive as possible. The façade of the garage is designed to fully screen the garage from street level view. The tower is oriented in such a way as to reduce impacts on surrounding

accommodate a mix of uses for a variety of users and to support "a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses".

The project has mitigated potential adverse impacts from noise, lighting and traffic. Street lighting activates the area without providing excessive light spillage. The active adult community does not produce excessive noise. Parking is contained within an enclosed garage and entry and exit drives to the garage are located off of New River Drive. The loading area is located internal to the property, and the loading areas have been designed so that delivery vehicles will pull under the building to avoid traffic congestion. Further, the vent fans for the restaurant have been intentionally located on the western face of the building – away from the existing residential uses. A Traffic Statement has been submitted with this Application, demonstrating that the community does not produce in excess of 1,000 peak hour trips. See Parking and Mobility Section below for more information.

The current use of the property is a four-story office building with surface parking lot and, without an active street frontage or canopy trees along its perimeter, discouraging pedestrian movement. In its place, the proposed Riverwalk Residences provides a mixed use structure which integrates into the Downtown Core. The Riverwalk Residences project is located on Riverwalk, a pedestrian-oriented linear park along the New River. The context of this location encourages pedestrian mobility. The project will enhance interconnectivity with other destinations in the downtown through improvement of the pedestrian experience, including a lushly-landscaped walkway, with a minimum 7-foot-wide clear path, connecting SE 3rd Avenue with Riverwalk. The walkway widens at its juncture with Riverwalk to provide a welcoming entry to the City's premier public open space. The sidewalk in front of the project will be widened to provide a minimum 7-foot-wide clear path. Specialty paving on the new sidewalk will enrich the public realm and canopy trees will be spaced to provide maximum shade across the frontage of the property.

To activate the public realm, a ground floor retail/restaurant space will greet passers-by beyond a wide, landscaped plaza suitable for outdoor seating. Three Broward County Transit bus routes run on NE 3rd Avenue including routes 20, 50 and the Breeze. Additionally, the Wave streetcar will run on SE 3rd Avenue along the west side of the property.

Riverwalk Residences provides a housing option not currently available in the downtown and is specifically directed towards the older and aging members of our community. As the City's population ages, the demand for high-end luxury living in the downtown increases. Older residents who live in the Downtown Core have easy pedestrian access to downtown amenities and destinations. Riverwalk Residences provides for that proximity and will meet an ever-growing need as our population continues to live longer and healthier lives. By housing active seniors, the project will add a new dimension to the mix of uses in the surrounding neighborhood. By providing a portion of the units as assisted living units, convenient and pedestrian access is provided for residents to downtown destinations, including offices, restaurants, and cultural amenities such as museums and the Performing Arts Center. Riverwalk Residences provides a housing option not currently available in the downtown which is specifically directed towards older and aging members of our community. The project provides for a convenient lifestyle with proximity to uses and services and will meet an ever-growing need as our older population continues to live longer and healthier lives.

The Riverwalk Residences site is located in a regional activity center zoning district which promotes a mix of uses. The project is designed to mitigate adverse impacts from potential noise, lighting and traffic; Street lighting activates the area without providing excessive light spillage. The active adult community does not produce excessive noise. Parking is contained within an enclosed garage and entry and exit drives to the garage are located off of New River Drive. The loading area is located internal to the property, and has been designed so that delivery vehicles must enter the building to prevent traffic congestion. Further, the vent fans for the restaurant have

As the project includes independent living dwelling units, it will be reviewed by the City Commission for compliance with the Master Plans in order to allocate the residential dwelling units. The properties to the east and north of the site are zoned Regional Activity Center-City Center (RAC-CC), to the west is the SE 3rd Avenue Bridge and to the south is Riverwalk. The buildings surrounding the project site range from 22 to 31 stories. Directly to the north of the site is a 22-story office building and directly to the east is the 31-story Water Garden condominium. The proposed development succeeds in creating a building form that complies with the standards of the Downtown Master Plan.

The applicant has submitted narratives regarding the project's compliance with Section 47-25.2, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements, attached with the site plan and submittal material, to assist the Board in determining if the proposal meets these criteria. Staff concurs with the applicant's assessment. In addition, the plan set includes a context plan and perspective renderings depicting the height, mass, scale, shadow, materials and details, etc. of the proposed development as it relates to surrounding properties.

Parking and Mobility:

Vehicular ingress and egress into the site is provided from North New River Drive East. The on-site vehicular movement of Riverwalk Residences has been designed to be safe and convenient through internalizing all vehicle movements to the site, including deliveries and all vehicles visiting the building. Further, no offsite parking is proposed. The building has been designed so that all service and emergency vehicles access the building through its internal loading areas – thereby providing safe movement *and* mitigating noise or other impacts to surrounding properties.

A total of 178 parking spaces are provided for the proposed uses as follows:

As per ULDR Sec. 47-20, Parking Requirements:

Retail in RAC-CC, no parking requirement

Residential in RAC-CC, no parking requirement

Total Spaces Provided 178

A Traffic Impact Statement dated July 13, 2017 and prepared by Langan Engineering indicates the project is expected to generate 1,250 daily vehicular trips; 72 morning peak hour and 107 afternoon peak-hour trips. However, the net-new vehicle trips generated by the site after applying credit for the existing office building will be 921 daily; 27 morning peak hour and 10 afternoon peak hour net-new trips. The trip generation of the existing office building was calculated and subtracted from the project's trips to estimate the number of net new trips. Trip generation tables, internalization tables and excerpts from the ITE manual are included in Attachment C of the Traffic Impact Statement attached herein as Exhibit 2.

The City's Transportation & Mobility Department staff has reviewed the applicant's traffic study and has determined it to be acceptable. The methodology used is in accordance with standards the Department regularly uses when reviewing traffic impact statements or studies. The proposed development will produce fewer trips than what is required for a traffic study, and further traffic analysis is not required.

Comprehensive Plan Consistency:

Pursuant to the City's Comprehensive Plan, the project is located in the Downtown Regional Activity Center (D-RAC). The proposed development and uses are consistent with uses allowed in this land use category. The D-RAC land use designation applies to the downtown geographic area which contains a mixture of large scale business, cultural, educational, governmental and residential uses which are in close proximity to mass transit resources as well as the airport, port, rail and bus terminal. The purpose of the D-RAC is to foster an active downtown within which one can