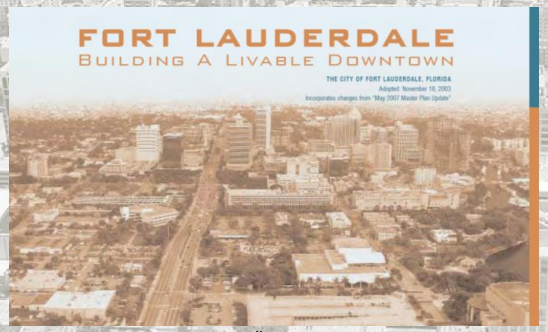
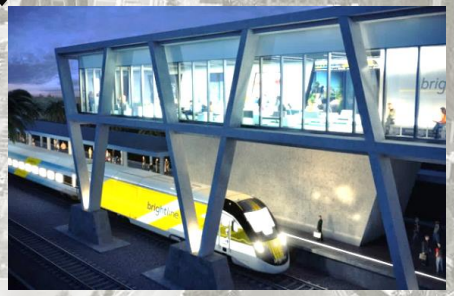
Downtown Master Plan Updates • City of Fort Lauderdale

DOWNTOWN MASTER PLAN PRINCIPLES

DOWNTOWN MASTER PLAN VISION

- Adopted in 2003
- Updates in 2007
- Set Vision for Downtown as a "Live, Work, Play" Environment
- Flexibility to Meet intent; Qualitative and Quantitative Guidelines

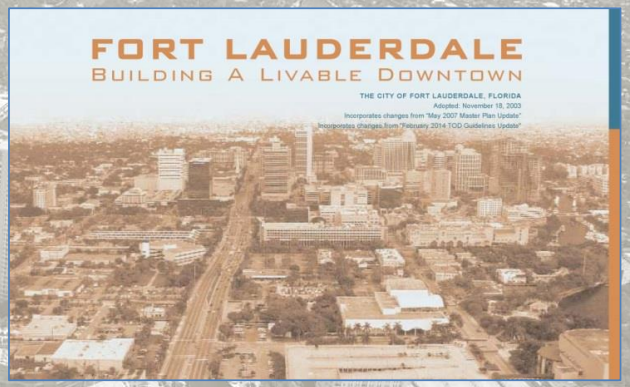




PROPOSED CODIFICATION AMENDMENTS

Codify Quantitative Guidelines:

- Tower Separation Requirements
- Building Floorplate Sizes
- Building Length Maximum
- Building Podium Heights and Stepbacks
- Transition Zones

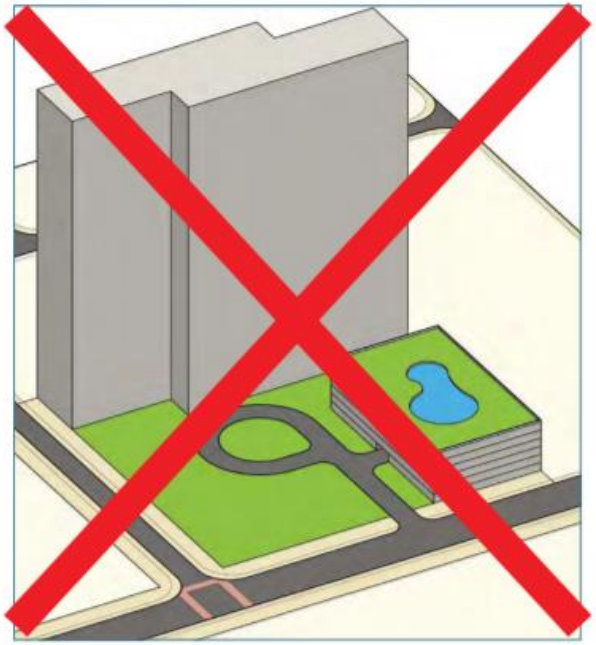


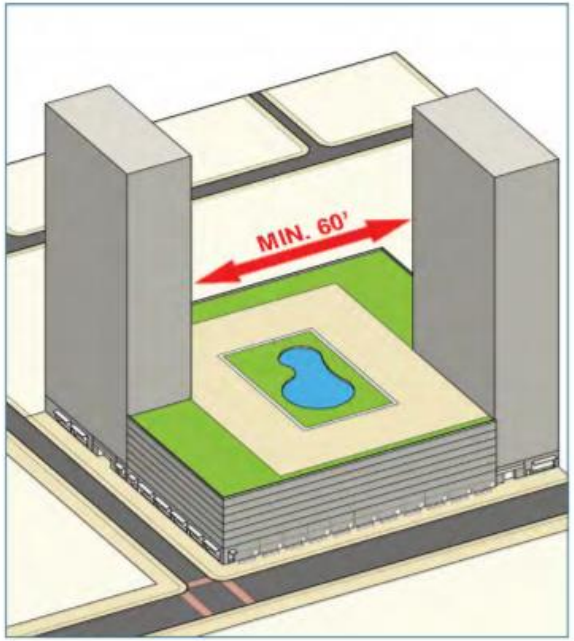
Other Considerations:

- Introduce Open Space Requirements (Consider Public Art Component)
- Adopt Streetscape Design (TAM, FDOT, County Coordination)
- Apply MP Standards to Residential and Nonresidential Development
- Adopt City Commission Review Process; Discuss Thresholds

(Consider Impacts on Project Timing, Certainty in Development Review Process, and City Resources)

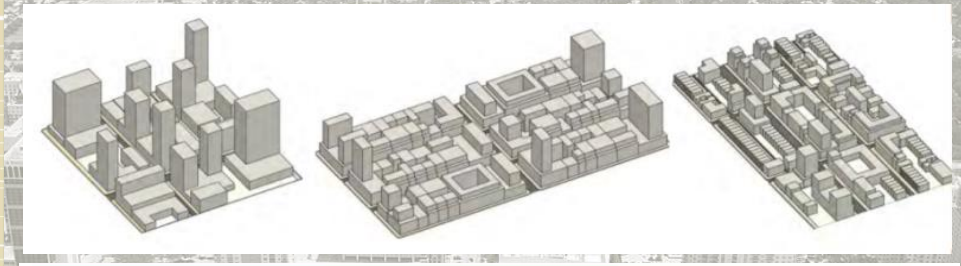
- **Tower Separation Requirement**





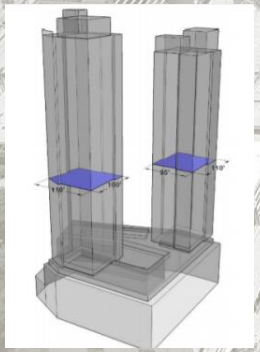
• Building Floorplate Sizes

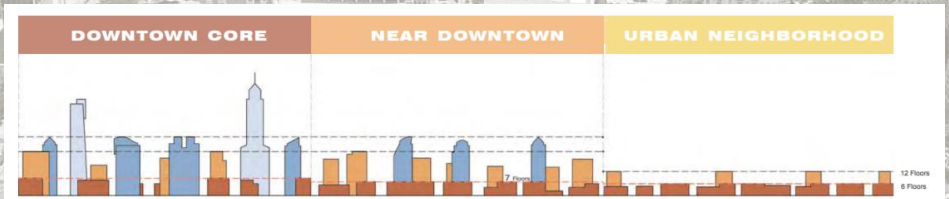
- ***Intent***: *Building towers remain slender in appearance and provide light and air between buildings and at street level*
- **Determined Based on Character Areas**



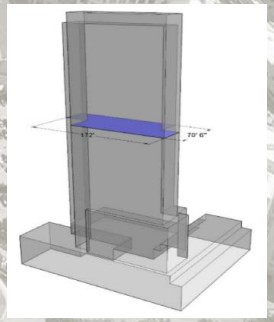
Fort Lauderdale

Vancouver, BC





DOWNTOWN CORE	NEAR DOWNTOWN	URBAN NEIGHBORHOOD
Max. Height: no height limit	**Max. Height**: 30 floors (Preferred)	**Max. Height**: 6 floors (Preferred) 12 floors by "conditional use process" per ULDR (where allowances for additional height are permitted for specific locations pursuant to the ULDR, then the ULDR shall control)
Building Type: building shoulders, stage 1, stage 2, and stage 3 towers. Special Review for projects above 37 floors	**Building Type:** Building Shoulders, Stage 1 and stage 2 towers.	**Building Type:** Building shoulders and stage 1 towers.
Preferred Max. Floorplate Size: Office: 32,000 SF no max to 9 floors Residential: 12,500 – 18,000 SF no max to 9 floors	**Preferred Max. Floorplate Size**: Office: 32,000 SF no max to 7 floors Residential: 12,500 – 18,000 SF no max to 7 floors	**Preferred Max. Floorplate Size**: Office: 16,000 SF no max to 5 floors Residential: 10,000 SF no max to 5 floors

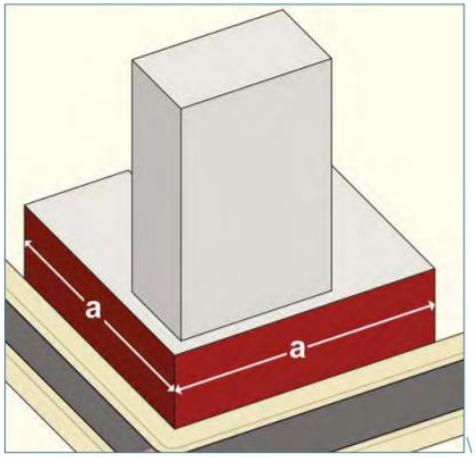


• Building Length Maximum

B-4 REVISED MAY 2007

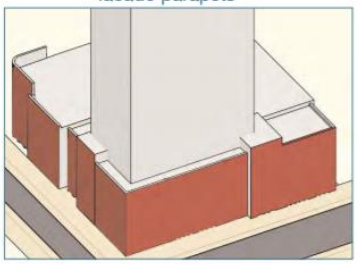
Framing the street: encourage maximum building 'streetwall' length of 300'.

The 300 foot dimension, while encouraging streetscape variety, does not create varied building configurations along narrow-block frontages, which typically measure less than 300 feet. The principle of minimizing the impact of very long building frontages is desirable. Site-specific solutions need to ensure that the treatment and articulation along elevations provides attractive and pedestrian-friendly walking environments.



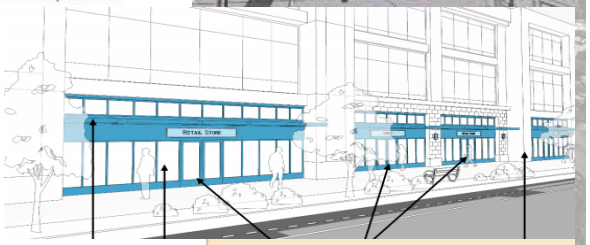
Building streetwalls in the Near Downtown and Urban Neighborhood that exceed 300' in length should be encouraged to create variation in the physical design and articulation of the street-wall through the following examples:

- division into multiple buildings/ but without superficial facade parapets

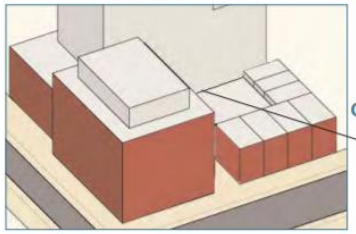


[Figure 4.84]

LESS PREFERRED

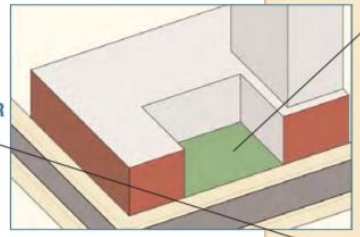


- a break/ articulation of the façade; OR,
- significant change of massing/ façade design



PREFERRED

OR



PREFERRED

NOTE

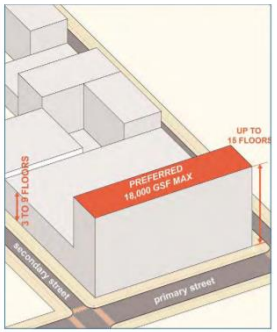
Public plaza/ open space lined with active ground floor uses

NOTE

Line internal pedestrian, public "vias" with active ground floor uses; OR no "vias" with separate buildings abutting one another

• Building Podium Heights and Stepbacks

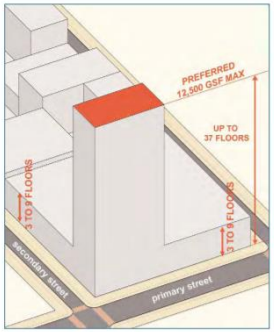
18,000 sf max.(Preferred)



[Figure 4.204]

BUILDINGS UP TO 15 FLOORS

12,500 sf max.(Preferred)



[Figure 4.205]

BUILDINGS ABOVE SHOULDER(WHEN OVER 15 FLOORS)

RESIDENTIAL

DOWNTOWN CORE

Use:

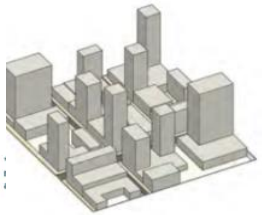
Mixed use "center"

More commercial/civic

High density housing

Form:

Verticality and density characterized by slender towers with minimal step-backs among mixed lower buildings. A 'central-business-district' feeling is created by the 'forest-like' arrangement of vertical towers and a strong skyline image.



⇐ Based on Character Areas

⇓

URBAN NEIGHBORHOOD

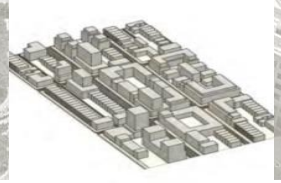
Use:

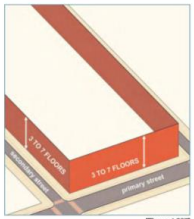
Primarily residential

Community retail & employment

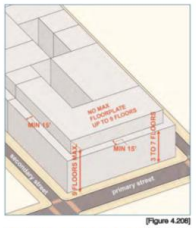
Form:

A varied neighborhood scale including a mix of housing types such as townhouses and apartment buildings. Buildings step back above defined bases, and vertical elements emphasize primary streets.



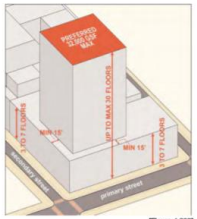


[Figure 4.207]



[Figure 4.208]

NON-TOWER OPTION



[Figure 4.209]

NON-RESIDENTIAL

NEAR DOWNTOWN

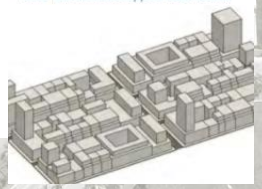
Use:

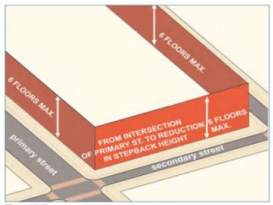
Institutional, retail, and office

More housing variety

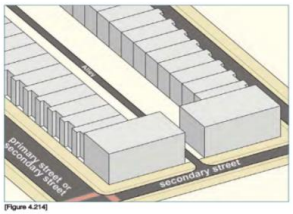
Form:

Strong framing of the street defined by emphasis on 6-8 story building 'shoulders' with towers stepped back above.





[Figure 4.213]



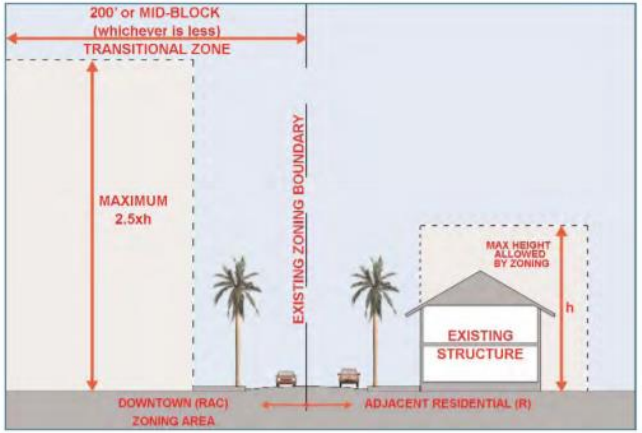
[Figure 4.214]

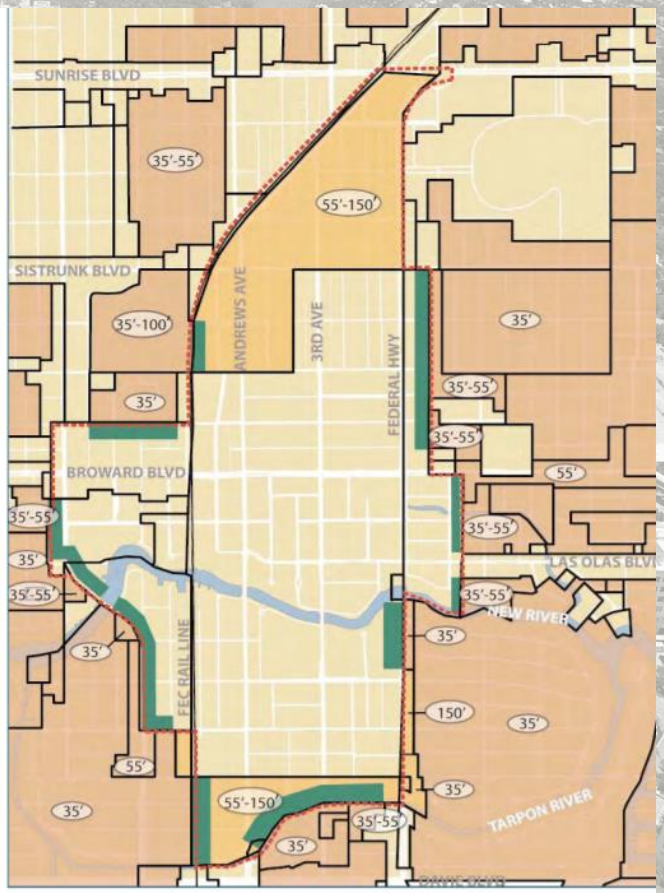
• Transition Zones

TRANSITION AREA TYPE II

Where RAC zones abut Residential Zoning Districts (max height 35'-55'), encourage a mid-block or 200' wide, whichever is less, "height transition zone" (green areas on diagram): see section for height limit.

No transition zones needed where RAC zones abut zoning districts with equal or greater height limits.





• Open Space Requirements

PRINCIPLES OF PUBLIC PLAZA DESIGN

PP-1

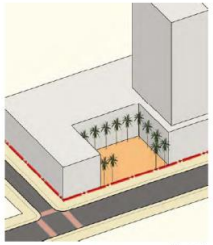
Area dimensions

A public plaza shall contain an area of not less than 2,000 square feet to ensure adequate size is provided to serve the public and accommodate the required amenities.

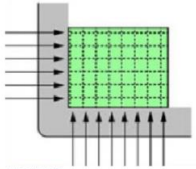
PP-2

Visibility

Visibility into and throughout the public plaza is of paramount importance in promoting a sense of openness and safety. Consequently, public plazas are required to be completely visible when viewed from any adjacent street frontage.



[Figure 4.76]



ENCOURAGED [Figure 4.77]

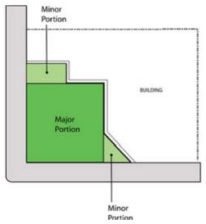
PRINCIPLES OF PUBLIC PLAZA DESIGN

PP-3

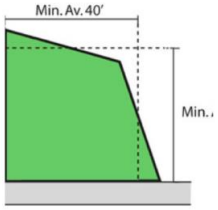
Configuration

Public plazas should generally be **regular in shape** (i.e., rectangular, square, etc). However, to allow articulation of building facades facing onto plaza and flexibility in landscape design, small areas of the plaza may take the form of alcoves or niches adjacent to the main portion of the plaza. If so designed, the main portion of the plaza is termed the major portion of the public plaza and must account for at least 75% of the plaza area. The smaller areas are then considered to minor portions and are limited to no more than 25% of the plaza area.

Major portions of public plazas are required to have **average width and depth of 40 feet**. To allow for additional flexibility in the configuration and design of the public plaza, up to 20% of the plaza area may be less than 40 feet in depth.



ENCOURAGED [Figure 4.78]



ENCOURAGED [Figure 4.79]

PRINCIPLES OF PUBLIC PLAZA DESIGN

PP-4

Open and inviting along the sidewalk

A public plaza must be visually interesting and easily seen from the street—evidence that it is an open, public space. Seating must be easily visible with generous paths leading into the plaza.

PP-5

Accessible

A public plaza should generally be located at the same level as the adjoining public sidewalk to encourage easy access by all passerby. Pedestrian circulation is encouraged by a pleasant and rational layout of paths and open space.

DISCOURAGED [Figure 4.76]

PRINCIPLES OF PUBLIC PLAZA DESIGN

PP-6

Quality seating space

A public plaza must accommodate a variety of well-designed, comfortable seating for small groups and individuals, which may include fixed and movable chairs, benches and broad low walls.

PP-7

A sense of safety and security

A public plaza must be oriented to, and visibly connected to the street to avoid any sense of isolation. It must be well-lit and contain easily accessible paths.

[Figure 4.80] Movable seating

[Figure 4.80] Fixed benches

[Figure 4.80] Seat walls

[Figure 4.80] Fixed individual seating

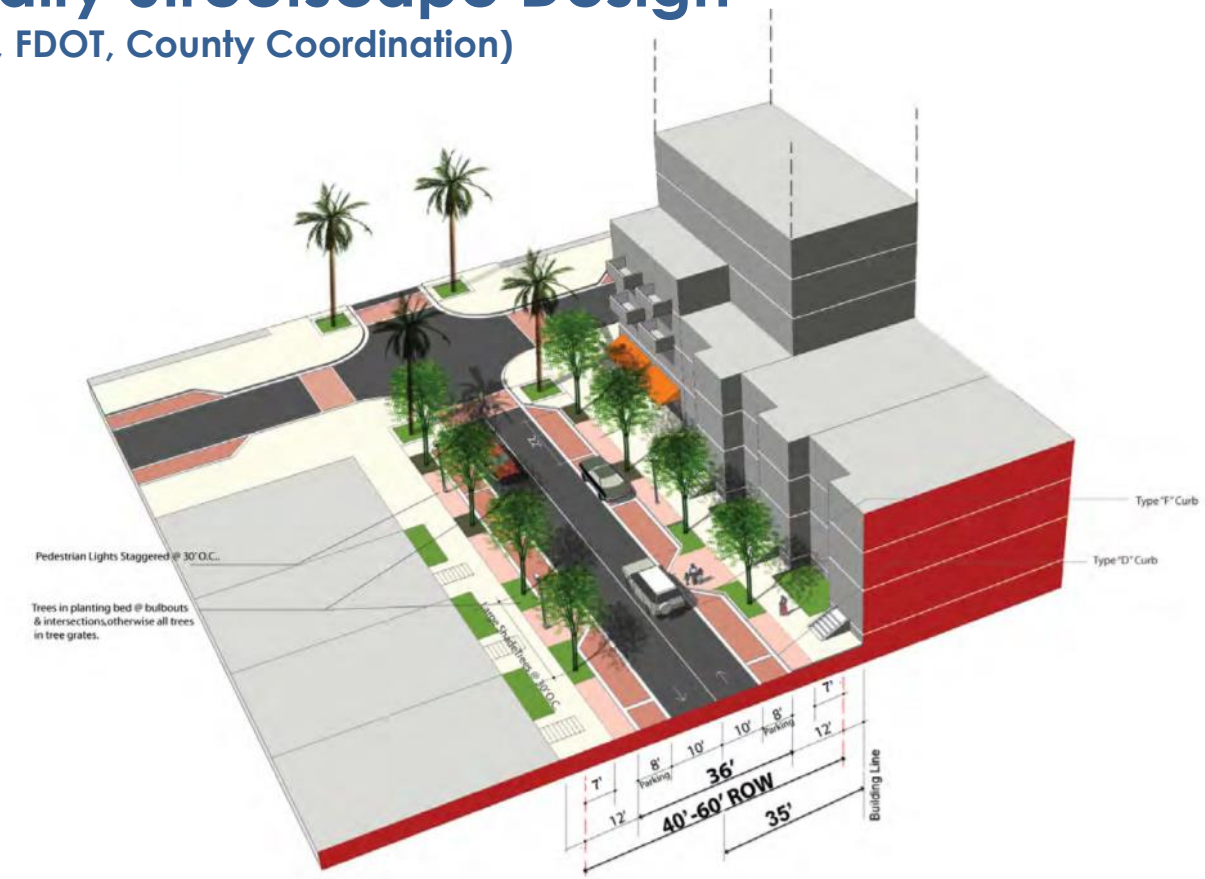
[Figure 4.80] Planter ledges

[Figure 4.80] Seating steps

LOCAL STREETS STREET DESIGN EXAMPLE

REVISED MAY 2007

- **Codify Streetscape Design**
  (TAM, FDOT, County Coordination)



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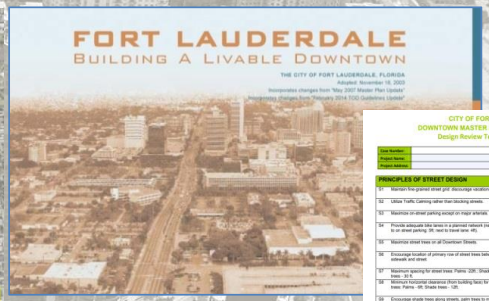
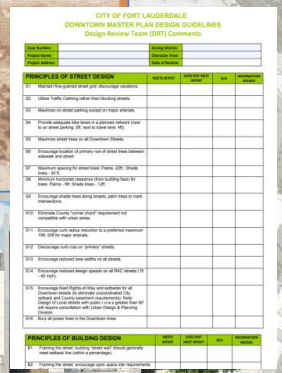
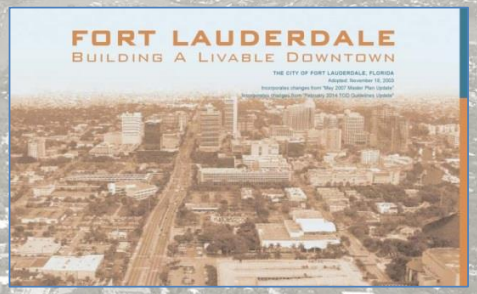




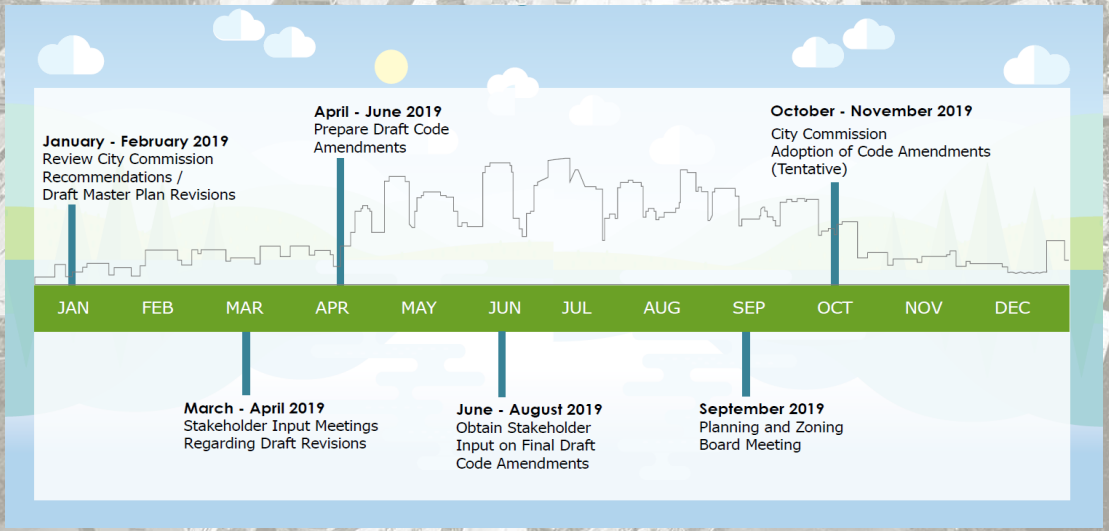
Next Steps:

- Draft Code Amendments
- Stakeholder Outreach
- Potential Adoption Fall 2019



Project Timeline:

(Depending on City Commission Direction)



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