



July 20, 2020

TO: City of Fort Lauderdale
Department of Sustainable Development
Urban Design and Planning Division - Development Review Committee
700 NW 19th Avenue
Fort Lauderdale, FL 33311
Attn. Ms. Ella Parker

Re: Mixed-Use (*Commercial / Residential*) Development
DRT / DRC Review
WRIGHT DYNASTY
1217 - 1223 NW 6th Street
Fort Lauderdale, FL 33311-7932

Please accept this correspondence as the formal narrative / project summary regarding the above mentioned project development. The existing project site occupies approximately 18,071 SF (*0.4149 Acres*) with the Zoning Classification of Northwest Regional Activity Center (*specifically, NWRAC-MUw*); which will be maintained with the proposed mixed-use development. In addition, the existing project site is situated along historic Sistrunk Boulevard.

The proposed architectural aesthetic is contemporary in nature with a playful blend of resilient materials, integrated amidst large impact-resistant glazed openings intended to provide an iconic new presence along Sistrunk Boulevard. The proposed scope of work shall include the complete demolition and disposal of an existing two-story (2) structure, currently occupying the property and construct a six-story (6) Mixed-Use, Type I-B, sprinklered development. The proposed development will encompass approximately 15,320 gross square feet of area at the ground level or 85% of the existing project site. The first floor area of the development shall include +/-5,000SF of indoor/outdoor covered mercantile space, immediately accessible from Sistrunk Boulevard, as well as, the corresponding building support spaces and the main residential lobby entrance. A structured parking garage accessible via internal ramps will accommodate parking for sixty (60) vehicles on two (2) levels totaling approximately 31,300 gross square feet of area. Levels three (3) through six (6) will be home for twenty-four (24) residential rental units (*8 units per floor*). The residential units will range in size from 720SF to 1075SF, accommodating 1 and 2 bedrooms units and total approximately 37,000 gross square feet. The 'Fifth Facade' / Roof shall be incorporated into the total design, providing a Green Roof / Recreational Sun Terrace for residents and their guests'. In addition, all relevant roof mounted equipment (*HVAC equipment, exhaust fans, etc.*) will be concealed visually from the intended recreational areas, the primary street (*Sistrunk Boulevard*) and the neighboring properties. Sustainable / Green principles will also play a large role in the overall project, which shall include such items as:

- *Reduced Parking Footprint*
- *Charging Kiosks for Electrical Vehicles within the Structured Parking Garage*
- *Rainwater Management / Outdoor Water Use Reduction (Rainwater reuse for irrigation systems)*
- *Indoor Water Use Reduction (Low Water Consumption Fixtures @ All Restrooms and Kitchen Areas)*
- *Renewable Energy / Green Power and Carbon Offsets (Integration of Solar / Photovoltaic Panels)*
- *Low E, Impact-Resistant Glazing and Window Wall Systems*
- *Low Emittance Building Materials*
- *Utilization of Daylighting Techniques (Retail Areas and Residential Units)*

- *Energy Efficient H.V.A.C. Equipment*
- *Programmable Thermostats, Dimmable Switches, LED Lighting, Low-consumption Fixtures*
- *Operations and Maintenance Optimization*
- *Pollution and Waste Reduction*

The proposed Plot Coverage for all roofed structures will not exceed 85% of the existing project site and provide for roughly 15% of pervious / grassed landscape areas. Please refer to the complete set of design documentation (*including Architecture, Civil Engineering, and Landscape Architecture*) for additional clarification / information regarding the planned Mixed-Use Development.

Very truly yours,
KAP architecture, inc.



Kurt A. Petgrave, R.A., NCARB
President / Design Principal