

SITE PLAN

Site Notes

1. Existing Land Use - CC (Commercial Core)

2. Proposed Land Use - Same

3. Existing Zoning - CBD (Central Business District)

4. Proposed Zoning - Same

5. Existing Use - Retail, office, vacant

6. Proposed Use - Retail, office, multi-family residential

7. All new utilities shall be placed underground
8. See Parking Garage exhibit for parking layout and dimensioning.

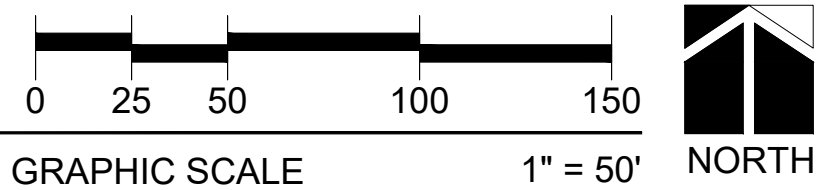
9. See Architectural Plans, Elevations, and Stacking Plans for building heights and dimensions.

10. Parallel parking spaces shall double as loading spaces.

11. Parking layout and striping to follow City of Delray Beach current standards. See Parking Lot Detail RT 4.1 and Typical Parking Space Detail RT 4.2 A thru C, as applicable on Civil Plans.

12. Building II will be LEED Certified Silver

NOTE:
ALL ELEVATIONS SHOWN ARE NGVD 1929 VALUE.
NGVD 1929 VALUE - 1.532' = NAVD 1988 VALUE.



Utility Services

1. Sewer - Available on site
2. Water - Available on site
3. Gas - Available on site
4. Electric / Phone / Cable TV - Available on site

Site Tabulations

GROSS SITE AREA	401,750 sf	9.22 ac	100%	
USE	s.f.	RESIDENTIAL DENSITY		Dwelling Units
Retail	35,570 s.f.	8.59 acres @ *38 d.u./acre		= 328 d.u.
Restaurant	36,767 s.f.	0.63 acres @ **0 d.u./acre		= 0 d.u.
Office	83,462 s.f.	Total dwelling units permitted		= 328 d.u.
Residential	373,967 s.f.	*Density increases per approval of conditional use.		
Parking (Above Grade)	110,114 s.f.	**Parcel zoned CF does not permit residential use.		
Total	639,890 s.f.	FLOOR AREA RATIO (FAR)		
RESIDENTIAL UNIT MIX				
Efficiency	28	Gross Site Area	401,750 s.f.	
1 Bedroom	94	Floor Area (Above Grade)	639,890 s.f.	
2 Bedrooms	176	FAR (639,890 / 401750)	1.59 (3.0 allowed)	
3 Bedrooms	11	NOTES:		
Townhomes	6	- Efficiencies are calculated as 1 bedroom units to establish the required workforce units.		
4 Bedrooms	12	No efficiencies are utilized in satisfying the workforce requirement.		
5 Bedrooms	1			
Total	328			

WORKFORCE HOUSING DATA

- Density over 30 d.u./acre is subject to workforce housing provisions

- 8.59 acres x 30 d.u./acre = 257 d.u.

- Maximum units permitted is 328 d.u.

- 328 d.u. - 257 d.u. = 71 d.u. over 30 d.u./acre
- 20% of units over 30 d.u./acre must be workforce

- 71 d.u. X 20% = 14 workforce units required for density above 30 d.u./acre

- In addition 20% of units built above 48 feet must be workforce

- 38 units X 20% + 8 workforce units required

- Total workforce units required = 14 + 8 + 22 d.u.

Unit Distribution by Floor

- First Floor - 48
- Second Floor - 82
- Third Floor - 85
- Fourth Floor - 75
- *Fifth Floor - 38
- *Dwelling units above 48 feet

Property Development Regulations CBD Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT)
REQUIRED	N/A	0	0	0	5'10"	0	0	0	48'
PROVIDED	377,004 sf	640'	595'	630'	12.93'	5'	N/A	5'	60"

* - Building heights per Conditional Use request

Property Development Regulations CF Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	MAX. LOT COVERAGE %	PERIMETER SETBACK	MAXIMUM BUILDING HEIGHT (FT)
REQUIRED	0	0	0	0	25% Open Space	10'	48'
PROVIDED	27,431 sf	175'	156'	175'	12,936/27,431sf = 47%	13'	0'

Shared Parking Calculations Table

Use	Required	Weekday				Weekend			
		Night		Day		Evening		Day	
		Midnight to 6AM	6AM to 12PM	12PM to 4PM	4PM to 6PM	6PM to Midnight	Midnight to 6AM	6AM to 12PM	12PM to 4PM
Residential (Incl. Guest)	253	100%	253	60%	151.8	90%	227.7	80%	202.4
Office	191.21	5%	9.5605	100%	191.21	10%	19.121	10%	19.121
Commercial / Retail	118.57	5%	5.9285	70%	82.999	90%	106.713	100%	118.57
Hotel	0	80%	0	80%	0	100%	0	80%	0
Restaurant	220.6	10%	22.06	50%	110.3	100%	220.6	50%	110.3
"Entertainment / Recreational (theatres, bowling alleys, etc)	0	10%	0	40%	0	100%	0	80%	0
Reserved Parking - Residential	379	100%	379	100%	379	100%	379	100%	379
Reserved Parking - Office	87	100%	87	100%	87	100%	87	100%	87
TOTALS	1249	757	1002	1002	1040		916		1007

Bicycle Parking 42 spaces provided; 12 in Phase One and 30 in Phase Two.

Total parking REQUIRED	1040	Total Parking Provided on 7th Ave. - 9 Spaces
Total parking PROVIDED	1092	Total Parking Provided in Garages and NE 1st Lot - 1083 Spaces
		Total Handicap Accessible Spaces Provided - 24 Spaces

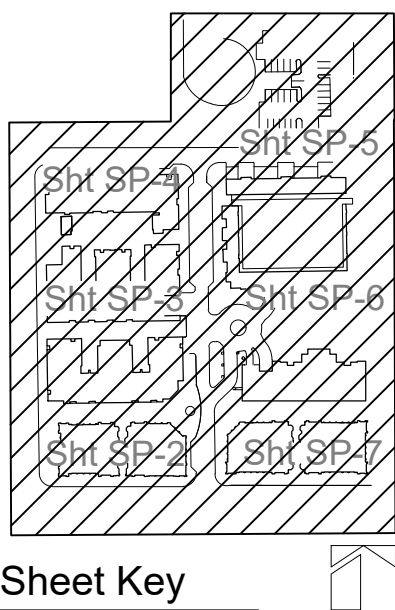
* Standard Spaces 746 (68.3%)
Compact Spaces 322 (29.5%)
Handicap Accessible Spaces 24 (2.2%)

Conditions of Approval

1. That modification to NE 7th Ave. and NE 1st St. (including potentially restricting NE 7th Avenue to southbound only at NE 18 St.) and or funding of a traffic signal at NE 6th Ave. and NE 18 St. is considered during site plan approval to reduce concerns over encroachment into the neighborhoods from this site.
2. Applicant shall pay for the closure of NE 7th Ave. at NE 1st St. as per the design on the overhead slide presented at the meeting of December 4, 2012 and with direction from the City Engineer and in accordance with the City's LDRs. Applicant shall pay all costs incurred by the City associated with the closure.
3. Applicant shall pay all costs for traffic calming on Palm Square, which may include a cul-de-sac, beginning at the intersection with Atlantic Ave. and south to SE 2nd St. in accordance with the City's LDRs and as determined by the City Engineer.
4. Engineering does not support closure of NE 7th Ave. at NE 1st St. If direction is given by City Commission to keep NE 7th Ave. open then additional comments will be generated.
5. Developer will be required to contribute funds for the future signalization at all applicable intersections, this will be required prior to Building permit issuance.
6. That the applicant design and fund turn lane improvements (NE 1st Ave./Northbound right turn lane on to NE 6th Ave.) and provide the cost for the traffic signal at NE 6th Ave. and NE 1st St.
7. Applicant shall provide design plans and pay for the closure of NE 7th Avenue at NE 1st St. A temporary closure is to be provided at this time and if warranted after project impacts are analyzed the permanent closure would be constructed.
8. Applicant shall provide design plans and pay all costs for traffic calming on Palm Square, which may include a cul-de-sac, beginning at the intersection with Atlantic Ave. and south to SE 2nd St. in accordance with the City's LDRs and as determined by the City Engineer.
9. Provide the following information at each calendar year to SAFE and the City for the first 5 years following occupancy:
 - The number of residents who are paying a lower rent, because they don't own a car, or need a parking space,
 - The number of owner stored bicycles at calendar year end,
 - The number of times the residents used a community vehicle for grocery shopping.
 - The number of times the shared bicycles are used in a calendar year.
10. Install a device that counts and records the number of motor vehicles that enter and exit the garages by hour/day, and report this activity annually to the SAFE and the City.
11. That if the traffic study and the City deem that retractable electric or pneumatic bollards are a viable option to assist in the closure of NE 7th Ave. the developer will fund this system including on-site and remote operation.
12. At least one building must achieve LEED certification. Building II shall be LEED Silver Certified.



Unit Type	No. of Units	%	WFH Units	%
Efficiency + 1-Bed	37.20%		0	0.00%
Efficiency	28	8.54%	0	0.00%
1-Bed	94	28.66%	6	27.27%
2-Bed	176	53.66%	11	50.00%
3-Bed	11	3.35%	2	9.09%
4-Bed	12	3.66%	1	4.55%
5-Bed	1	0.30%	1	4.55%
Townhouse	6	1.83%	1	4.55%
Total	328		22	



SP-1 - LP-2	04-19-2021
SP-2 - LP-2	04-19-2021
SP-1 - LP-7	8-02-19
SP-1 - SP-2, SP-3	4-12-19
Response to Staff Comments	5-10-17
Settlement modification	4-21-17
Conditions of Approval per S. Page	11-26-14
Response letter dated 11-26-14	10-29-14
Revisions per S. Page letter dated 2-12-14	10-25-13
Revisions per TAC review dated 10-16-13	10-17-13
Revisions per TAC review dated 08-06-13	08-17-13

MKSK

LANDSCAPE ARCHITECTURE + URBAN PLANNING

482 SOUTH LUDLOW ALLEY

COLUMBUS, OH 43215

614 6212796 MKSKSTUDIOS.COM

Atlantic Crossing

Delray Beach

Florida

Date	04-29-22
Scale	As Noted
PN#	c17107.03



Drawing No.

SP-1

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