

PROJECT: RAM OAKLAND PARK
REQUEST: MIXED-USE LAND DEVELOPMENT SITE PLAN
DATE: May 14, 2020

Density Bonus Narrative

1. General Information

Applicant is seeking approval for a multi-family development on the property located at 670 East Oakland Park Boulevard at the southeast corner of East Oakland Park Boulevard and NE 6th Avenue (the "Property"). The Property is currently zoned B-1. The applicant is seeking to achieve a residential density of 30 units per gross acre pursuant to City of Oakland Park Land Development Code Section 24-56(H). Below are the criteria for density bonuses along with explanations of how the proposed project on the Property either meets or exceeds these criteria. Under these criteria, the Project is permitted a maximum density of 30 dwelling units per gross acre. The density bonuses are in addition to the base density of ten (10) dwelling units per gross acre.

2. Design Guidelines and Incentives for Increased Density – Section 24-56(H)

- a. Inclusion of structured parking that provides at least 75% of required parking spaces (+5 DU/gross acre)

RESPONSE: N/A

- b. Inclusion of plazas, open spaces, greenways, water features and/or public art (+3 DU/gross acre)

RESPONSE: The Project includes a large public plaza at the southwest corner of the site, which will serve as the entryway to the public pedestrian promenade along the waterway. The public promenade/greenway features minimum 10'-wide walkways and ranges from +/- 10' to +/- 30' in width. This promenade/greenway will function as a linear park, with public seating and pedestrian-friendly site features. The Project also includes multiple landscaped garden areas fronting the waterway, a landscaped lounge area in the middle of the development site, and a dog park. The Project is designed to emphasize the existing natural waterway to the south of the Project and improve the waterway experience for the public. The applicant is proposing to grant a public access easement over these areas.

- c. Inclusion of commercial uses at a floor area ratio of 2.0 (+2 DU/gross acre)

RESPONSE: N/A

- d. Inclusion of internal mass transit features and parking associated with supporting transit (+1 DU/gross acre)

RESPONSE: The Project includes minimum 6' sidewalks to and from all buildings within the Project. The Project includes designated striped crosswalks that connect all the sidewalks and provide safe pedestrian access to the surrounding mass transit opportunities. Each building will have adequate bicycle parking to further promote multi-modal transportation. The commercial project to the north includes a bus shelter along Oakland Park Boulevard, which may be accessed by the internal system of connected sidewalks in the Project.

- e. Inclusion of arcades or other acceptable weather protection for pedestrians (+1 DU/gross acre)

RESPONSE: The Project includes numerous canopies and enclosed corridors to entries of all units and buildings. The Project includes a significant amount of shade trees throughout the site and on the waterfront promenade to provide weather protection for pedestrians enjoying the promenade.

- f. Application of design materials such as special paving, site furniture, specialty light fixtures and approved signage (+1 DU/gross acre)

RESPONSE: The Project includes specialty paving in all outdoor amenity spaces and entry drives. Site furniture is included in the gardens and the waterfront promenade to provide enhanced enjoyment of the improved waterfront area. Specialty lighting is included at key entry locations to the Project and all main entries into the individual buildings. The Project also includes specialty lighting on the waterfront promenade. The Project also includes signage in appropriate areas to mark entries to the Project.

- g. Inclusion of trash facilities inside the building envelope (+1 DU/gross acre)

RESPONSE: The midrise residential buildings in the Project have trash facilities within the building envelope to serve all units within the site.

- h. Use of signature trees as street trees (+1 DU/gross acre)

RESPONSE: The street trees mainly consist of Muskogee Crape Myrtles and Buttonwoods, with Royal Palms and Medjool Date Palms marking intersections. These trees are spaces at an average of 1 tree per 40 linear feet on-center along NE 6th Avenue. The Muskogee Crape Myrtles will be a minimum of 14' in height with a 5' spread and a full canopy, which will provide adequate shade to pedestrians.

- i. Project provides a variety of housing types (+2 DU/gross acre)

RESPONSE: The Project includes townhouses and midrise apartments with a variety of bedroom types.

- j. Project provides enhancements to the public's access to adjacent waterways (+5 DU/gross acre)

RESPONSE: The Project includes a public promenade adjacent to the waterway and a large public plaza at the southeast corner of the site adjacent to the waterway. The promenade will have minimum 10' walkways and will range in width from +/- 10' to +/- 30'. The area

adjacent to the promenade is heavily landscaped with a mix of shade trees, palm trees, and ground cover. Currently, the area adjacent to the waterway is the “back of house” area for the existing K-Mart and mainly includes asphalt and a minimal amount of grass. The proposed promenade will be a significant improvement to the public waterway, and will include public seating and pedestrian-friendly site features. The applicant is proposing to grant a public access easement over these areas.

- k. The project is consistent with the design ideals that encourage pedestrian friendly environments with enhanced public access to the City’s waterways or the adopted goals, objectives and priority improvement projects of the City’s community redevelopment plan (+5 DU/gross acre).

RESPONSE: The Project includes improved sidewalks and landscaping along NE 6th Avenue and Oakland Park Boulevard to foster a pedestrian friendly environment. The Project also includes a significantly improved waterfront promenade/linear park and a large public plaza to enhance the public’s interaction with the abutting waterway. The applicant is proposing to grant a public access easement along the promenade and the plaza, allowing the public to enjoy the waterway and public site features adjacent to the waterway.

The Project includes minimum 6’ sidewalks within the site and includes designated striped crosswalks to further the pedestrian connectivity through the site and to adjacent mass transit opportunities. All of the sidewalks and designated crosswalks are interconnected, providing continuous and safe pedestrian connectivity to the site from Oakland Park Boulevard, NE 6th Avenue, and the abutting waterway.

The buildings were designed in a way to limit the distance between the buildings and the Project’s amenities. All buildings are in close proximity to the Project’s amenities including the pool, club house, dog park, garden areas, public plazas, and the waterfront promenade.