



HSQ GROUP, LLC.
Consulting Engineers • Planners • Surveyors
 1001 Yamato Road, Suite 105
 Boca Raton, Florida 33431
 (561) 392-0221 Phone • (561) 392-6458 Fax

September 23, 2024

City of Coconut Creek
 Department of Sustainable Development
 Development Review Committee
 4800 West Copans Road
 Coconut Creek, FL 33063

Re: Project Name: **MAINSTREET BLOCK 15A**
 Project process: **SITE PLAN APPROVAL**
 HSQ Project Number: **1803-32**
 Location: **City of Coconut Creek, Broward County**

Dear All:

OVERVIEW:

GSR RE Partners, LLC (“Petitioner”) is the contract purchaser of the +/- 200 acre parcel generally located on the west side of Lyons Road between Wiles Road and West Sample Road (“Johns Parcel”) in the City of Coconut Creek (“City”), and the owner of the +/-6.9 acre parcel platted as the Lyons Commons Plat (“Lyons Parcel”). The Johns Parcel and Lyons Parcel are collectively referred to herein as the “Property” and are further identified by the folio numbers listed below:

| | | | |
|----------------|----------------|----------------|----------------|
| 4842 1801 0160 | 4842 1801 0240 | 4842 1801 0310 | 4842 1801 0360 |
| 4842 1801 0480 | 4842 1801 0250 | 4842 1801 0320 | 4842 1801 0370 |
| 4842 1801 0210 | 4842 1801 0260 | 4842 1801 0330 | 4842 1801 0390 |
| 4842 1801 0220 | 4842 1801 0270 | 4842 1801 0340 | 4842 1801 0170 |
| 4842 1801 0230 | 4842 1801 0280 | 4842 1801 0350 | 4842 1825 0010 |

The Property has a future land use designation of Regional Activity Center (“RAC”) and is currently zoned PMDD, Planned MainStreet Development District. Petitioner is proposing to develop the Property with a mixed-use project that includes a variety of residential dwellings, commercial uses and open space (“Project”).

On August 26, 2010, the City adopted Ordinance 2006-006 approving the Mainstreet @ Coconut Creek DRI (“DRI Development Order”) for the Property. The DRI Development Order provides approval for the following uses, subject to site plan review and approval demonstrating that the actual mix of residential, office, and commercial uses proposed is consistent with the City’s Mainstreet Design Standards:

- Commercial Uses: 1,625,000 square feet of gross floor area
- Office Uses: 525,000 square feet of gross floor area
- Residential: 3,750 residential units.

The City approved a DRI Amendment and PMDD Rezoning Application in order to allow for the Project. The PMDD Rezoning application proposes the following maximum development program:

- 540 Villas and Townhomes with a maximum of 2-stories;
- 880 Multifamily Units with a maximum of 5-stories;
- 875 Multifamily Units with a maximum of 8-stories;
- 105,000 square feet of Commercial Use;
- 15,000 square feet of private recreation; and
- City Civic space.

At this time, Petitioner is also seeking site plan approval for Block 15A of the PMDD. The Block 15A site plan consists of 172, 4-story condos on 7.38 acres. Block 15A is part of a larger master planned community called MainStreet. The MainStreet community consists of multiple uses to include residential, retail, restaurants, rental, recreational, and government civic services. The community includes pedestrian and bike trails, parks, lakes and other amenities that serve this site.

SITE DENSITY:

This property consists of 7.38 total acres but is part of the overall Mainstreet community consisting of approximately 200 acres. The Block 15A site consists of 172 residential units for a density of 23.3 units per acre. Parking is provided on site with a minimum of 1.5 parking spaces per unit plus guest parking at 10% of the required parking. The overall site design has centralized solid waste and recycling facilities and mail kiosks. Please see attached site plan for overall layout.

BUILDING ARCHITECTURE:

The proposed 4-story condo buildings are situated on the property to provide convenient pedestrian access to both the front and rear of the buildings facing Banks Road, Wiles Road, and the adjacent parks. The proposed buildings are designed to include four-sided architecture with a mixture of stacked stone, stucco and vertical siding elements on the elevations combined with landscaping to visually create a high-end luxury living experience. The ground floor units facing the public streets and parks provide private garden yards with a low open aluminum picket fence and gates, that are directly accessible to the public sidewalks fronting the community, to provide an urban pedestrian scale with porches and covered stoops to enter the units. The sidewalks are designed within the community to allow for easy pedestrian connectivity to amenities and neighbors. Please see attached building elevations for more information.

SITE ACCESS AND TRAFFIC:

Access to the property is consistent with the approved MainStreet Master Plan and PMDD Design Guidelines. The vehicular site access is from Banks Road and NW 54th Terrace. Banks Road leads to the major roads surrounding MainStreet and to surrounding amenities and retail uses. The MainStreet master plan provides pedestrian and bicycle connections to parks, civic uses, retail, schools, and other surrounding uses. These shared use paths also lead to mass transit locations nearby. The site is designed to meet parking requirements per the MainStreet PMDD Design Guidelines. Please see attached site plan for more information. The PMDD provides more details on the overall traffic volumes and connectivity to surrounding users.

BUFFERS AND AMENITIES:

The site plan is designed with buildings fronting Banks Road and the lakeside greenway per the PMDD guidelines. The internal Block provides amenities with pedestrian connectivity to the homes and surrounding uses. The Block is located next to the City's Village Green/MainStreet Square, Lakefront Plaza, and civic center, which provide additional features and amenities for the block's residents. Please see attached landscape plans for more information.



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DRAINAGE AND WETLANDS:

The overall site is in the Cocomar Drainage District. The district requires 15% lake/ water surface area. The master drainage plan provides the necessary storm water quantity and quality for this development within the lakes, dry detention areas, wetlands, and canals. Block 15A provides for the existing lake to be expanded and is directly connected to the MainStreet drainage system. Please see attached conceptual engineering plans for onsite drainage design.

UTILITIES:

The water and sewer are provided by the City of Coconut Creek utilities department. The Mainstreet community is master planned to provide water and sewer to each use. The property also has re-use water for irrigation purposes. All other dry utilities such as electric and cable are underground. Site lighting is designed to meet City code criteria.

CONCLUSION:

The site is part of the overall master plan called MainStreet. The Block 15A site plan is consistent with the PMDD requirements and criteria. The proposed residential units are designed to meet architectural criteria, green initiatives and the overall MainStreet theme. The developer is requesting approval of the site plan to meet the residential needs in the area. Please see the attached submittal for more details.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, LLC.

A handwritten signature in black ink that reads "Jay Huebner".

Jay Huebner, P.E., A.I.C.P.



SITE PLAN CHECK LIST

All items must be checked and addressed **BEFORE** submittal.

| REQUIREMENT CHECKLIST | | |
|---|--|---|
| | Checklist / Documents | File Name and Type SQ# - Sequential Numbers, see User Guide |
| GENERAL PART 1 | <input checked="" type="checkbox"/> Pre-DRC meeting <i>prior</i> to submittal | |
| | <input checked="" type="checkbox"/> Gather Application information (Property info, agent info, etc.) | |
| SUPPORTING DOCUMENTS PART 2 | <input checked="" type="checkbox"/> Letter of transmittal (list docs submitted) INCLUDE detail summary of request | Transmittal.pdf |
| | <input checked="" type="checkbox"/> Legal description (if current survey is not provided) | Legal Description.pdf |
| | <input checked="" type="checkbox"/> Proof of Ownership (BCPA, Bill of Sale, Warranty Deed) | Ownership.pdf |
| | <input checked="" type="checkbox"/> Agent authorization from property owner | Authorization.pdf |
| | <input checked="" type="checkbox"/> Description of developer interest, if different than owner | Developer Interest.pdf |
| | <input checked="" type="checkbox"/> Justifications statement demonstrating that the site plan meets the aesthetic design criteria as established in the City's Land Development Code Section 13-37 (<i>please see following page for form</i>) | Aesthetic Design.pdf |
| PLAN DOCUMENTS PART 3 | <input type="checkbox"/> Signed and sealed survey | SQ#-SURV-Project Name.pdf |
| | <input type="checkbox"/> Recorded Plat (24x36) | SQ#-PLAT-Project Name.pdf |
| | <input checked="" type="checkbox"/> Site plan submissions shall be prepared in accordance with the standards established in the City's Land Development Code Section 13-548 "Required form and information on site plan," (1) through (4). Applicant shall follow these standards. Refer to Municode at the following link: http://library.municode.com/HTML/10928/level4/PTIICOOR_CH13LADECO_ARTIIIZORE_DIV5SIPLRERE.html#PTIICOOR_CH13LADECO_ARTIIIZORE_DIV5SIPLRERE_S13-547REPR | <i>Refer to e-Plan User Guide for the proper naming and order</i> |
| | <input checked="" type="checkbox"/> Sustainable Building requirements https://www.municode.com/library/FL/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIIIZORE_DIV2ZOCLGERE_S13-320GRBUCO | <i>To be included in the site plan package</i> |
| *** Refer to User Guide for the complete description for the proper File Naming Convention *** | | |
| FEES | | |
| | \$2000 Base fee | |
| | \$ 100 Per acre over 10 acres | |





SITE PLAN AESTHETIC DESIGN CRITERIA

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements.

| AESTHETIC DESIGN CRITERIA (Section 13-37) | |
|--|--|
| 1. | <p><i>Harmonious and efficient organizations.</i> The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.</p> <p>The proposed master roadway site plan is part of the master planned community known as MainStreet. The proposed roadway network is purposefully designed to comply with the street section requirements within the MainStreet PMDD guidelines. The intent and purpose of the roadway sections of the MainStreet PMDD is to inform the overall development organization and planning of the district, and to ensure a cohesive, pedestrian oriented urban environment that incorporates significant public open space and opportunities for a successful mix of uses. The overall development program allows 540 Villas and Townhomes with a maximum of 2-stories; 880 Multifamily Units with a maximum of 5-stories; 875 Multifamily Units with a maximum of 8-stories; 105,000 square feet of Commercial Use; 15,000 square feet of private recreation; and City Civic space. The proposed roadway network is designed to harmoniously connect these approved uses through pedestrian and cyclist oriented streetscapes and roads. More specifically, the proposed streetscapes are designed to provide parallel parking where feasible and appropriate, and wide multi-use paths with street trees and landscaping located between the vehicular use area and the pedestrian/cyclist areas, where possible, in order to create a safe and pleasant environment in a harmonious and orderly development pattern.</p> |
| 2. | <p><i>Preservation of natural state.</i> Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.</p> <p>The overall MainStreet development is designed to preserve the existing wetlands located in the northeastern portion of the overall property. The existing site is farm land with little mature vegetation and is not currently being utilized for farming purposes. The proposed roadway design incorporates the necessary drainage infrastructure to enhance the natural flow of water and maintain the interconnectivity of the surrounding properties. The wetland preserve will also be restored and enhanced with a wide preserve transition zone including a depressed swale and raised berm with a continuous hedge and upland native buffer plantings along the east side of the Cypress wetland, adjacent to the proposed NW 48th Avenue roadway.</p> |
| 3. | <p><i>Enhancement of residential privacy.</i> The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.</p> <p>The proposed roadway network is designed to enhance residential privacy with the separation of vehicular use areas from the residential areas provided through wide multiuse paths, parallel parking, and street trees/landscape strips. Additional separation is provided within the site plan for each residential block with low knee walls to establish the private areas.</p> |
| 4. | <p><i>Emergency access.</i> Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.</p> <p>No buildings are proposed in conjunction with the roadway master site plan approvals. The roadway system provides safe and convenient emergency access from the existing road network to each development block within MainStreet. Fire truck access plans are included, which show that practical emergency access is provided throughout the master roadway network.</p> |
| 5. | <p><i>Access to public ways.</i> Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.</p> <p>The proposed roadway design provides vehicular, bicycle and pedestrian access to the surrounding public streets and public transportation. As part of the larger MainStreet Project, a Greenway is proposed along the perimeter of the Property adjacent to Wiles Road and Lyons Road to provide pedestrians and cyclists a comfortable area for movement along the major roadways that define the perimeter of the MainStreet development area. A +/- 1.0 acre Main Plaza is proposed on the north side of 40th Street immediately west of the Commercial Mixed-Use to link the residential and non-residential uses through open space. The Main Plaza also connects to the FPL Easement, which will be improved as a passive linear park. Lakes are proposed along the north and south sides of the FPL Easement to improve the pedestrian experience within the park and also serve drainage needs. The passive linear park in the FPL easement will provide a pleasant pedestrian-oriented open space connection from the Main Plaza to the wetland preserve and to the City Market Avenue/Main Street roadway to access the Village Green. The proposed interconnected open space and pedestrian network will provide opportunity for an active lifestyle defined by options for community interaction and engagement and</p> |



| | |
|-----|---|
| | access to natural recreation opportunities. The site plan offers connections from the residential buildings to these areas for the safe enjoyment of future residents. |
| 6. | <p><i>Pedestrian circulation. A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.</i></p> <p>The proposed roadway master site plan includes a complete pedestrian circulation system with wide multiuse paths or sidewalks proposed on both sides of all street sections. In addition, the master planned community provides multinodal paths interconnecting all uses and public open spaces. More specifically, a Greenway is proposed along the perimeter of the Property adjacent to Wiles Road and Lyons Road to provide pedestrians and cyclists a comfortable area for movement along the major roadways that define the perimeter of the MainStreet development area. A +/- 1.0 acre Main Plaza is proposed on the north side of 40th Street immediately west of the Commercial Mixed-Use to link the residential and non-residential uses through open space. The Main Plaza also connects to the FPL Easement, which will be improved as a passive linear park. Lakes are proposed along the north and south sides of the FPL Easement to improve the pedestrian experience within the park and also serve drainage needs. The passive linear park in the FPL easement will provide a pleasant pedestrian-oriented open space connection from the Main Plaza to the wetland preserve and to the City Market Avenue/Main Street roadway to access the Village Green. The proposed interconnected open space and pedestrian network will provide opportunity for an active lifestyle defined by options for community interaction and engagement and access to natural recreation opportunities. The circulation allows for direct access to public transportation and public sidewalks to adjacent properties.</p> |
| 7. | <p><i>Design of access and egress drives. The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.</i></p> <p>The proposed master planned community provides for multiple access drives together with additional turn lanes and signalized intersections to improve the accessibility and safety for vehicles and pedestrian traffic. Primary entry points are provided from Sample Road and Lyons Road and a secondary entrance shall be provided from Wiles Road. A grid pattern has been created and designed to ensure that adequate emergency vehicle circulation is accommodated.</p> |
| 8. | <p><i>Coordination with off-site vehicular and pedestrian circulation systems. The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.</i></p> <p>The proposed design circulation system allows for access to other internal Mainstreet uses as well as the surrounding uses. The proposed master planned community provides for multiple access locations to adjacent commercial uses and major roadways. The internal multiuse paths provide for access to all adjacent uses to include parks, schools, restaurants and retail.</p> |
| 9. | <p><i>Stormwater control. Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.</i></p> <p>The proposed site is in the Cocomar drainage district which has requirements for on site lakes. This particular roadway site plan provides the backbone of the drainage system with drainage connections to the adjacent properties allowing them to flow thru Mainstreet to the Cocomar canal system. All the water from Mainstreet flows North past Wiles Road. The internal drainage design has positive drainage system to quickly move the rainwater from the streets into the proposed lakes and canals to avoid temporary ponding during rain events.</p> |
| 10. | <p><i>Exterior lighting. Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.</i></p> <p>The proposed lighting is designed to meet City code requirements.</p> |
| 11. | <p><i>Protection of property values. Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.</i></p> <p>The proposed roadway master site plan is part of the Mainstreet master plan which has been designed as a sustainable community that will have a positive impact on the surrounding communities. MainStreet is in an ideal infill location with adjacent uses providing existing commercial, educational and entertainment opportunities including the Promenade at Coconut Creek Shopping Center, the Seminole Casino Coconut Creek, and Monarch High School. MainStreet is designed to provide a mix of living options including villas, townhomes, apartments, and luxury condominiums with convenient pedestrian access to shopping, entertainment, institutional, civic, and recreational uses. The community is designed to be pedestrian and bicycle friendly with bike paths, wide sidewalks, greenway walking paths, and tree-lined streets. MainStreet will promote green development and sustainability principles for land development and building construction, and will have a positive impact to the surrounding areas.</p> |



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

Statement of Interest in Property and Authorization to File Petitions

ELSTER/ROCATICA LLC certifies that it is the Owner of property generally located on the west side of Lyons Road approximately 600 feet north of West Sample Road, identified as folio number 484218250010 in the City of Coconut Creek and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, GSR RE PARTNERS, LLC, as agent, 13TH FLOOR ACQUISITIONS, LLC, as agent, HSQ GROUP, INC, as agent, URBAN DESIGN STUDIO, LLC, as agent, to submit and process any and all applications to the City of Coconut Creek, Broward County and State of Florida and in the approval and permitting of the proposed development and appear at any meetings or public hearings necessary for the approval and permitting of the proposed development within the City of Coconut Creek and Broward County.

Print Name LARRY ELSTER
Signature [Handwritten Signature]

Address 17150 Grand Bay Drive
Boynton 17A 3348

City/State/Zip
954 234 4020
Phone

State of NC

County of Henderson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15th day of June, 2022, by Larry Elster, an individual, who is personally known to me or who has produced _____ as identification and who can take an oath.

NOTARY PUBLIC:

Sign: [Handwritten Signature]

Print: Summer E Beckdingfield

My Commission Expires: 4/28/23
WPB:131026:39



Statement of Interest in Property and Authorization to File Petitions

GSR RE PARTNERS, LLC certifies that it is the Contract Purchaser and designated Agent for properties generally located on the west side of Lyons Road between Wiles Road and West Sample Road, identified as folio numbers: 484218010160, 484218010480, 484218010210, 484218010220, 484218010230, 484218010240, 484218010250, 484218010260, 484218010270, 484218010280, 484218010310, 484218010320, 484218010330, 484218010340, 484218010350, 484218010360, 484218010370, 484218010390, 484218010170, and 484218250010 in the City of Coconut Creek and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, JJ GOLDASICH AND ASSOCIATES, INC, as agent, 13TH FLOOR ACQUISITIONS, LLC, as agent, HSQ GROUP, INC, as agent, URBAN DESIGN STUDIO, LLC, as agent, to submit and process any and all applications to the City of Coconut Creek, Broward County and State of Florida and in the approval and permitting of the proposed development and appear at any meetings or public hearings necessary for the approval and permitting of the proposed development within the City of Coconut Creek and Broward County.

Alexander S. Rosemurgy II

Print Name

Alexander Rosemurgy II
Signature

Address

City/State/Zip

Phone

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of JUNE, 2022, by Alexander Rosemurgy an individual, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Jennifer S. Vanyi

Print: Jennifer S. Vanyi

My Commission Expires:



DESCRIPTION OF DEVELOPER INTEREST

Johns Family Partners, LLLP is the owner of the property, which is generally located on the west side of Lyons Road between Wiles Road and West Sample Road, as more particularly described in the subject applications. GSR RE Partners, LLC is the contract purchaser for the property. 13th Floor Acquisitions, LLC, Rosemurgy Properties, LLC, Schmier Property Group, Inc., and Giles Capital Group, LLC are the proposed developers for the project which includes a mix of residential, retail, and open space uses consistent with the DRI and MainStreet district. Once closed on the property, GSR RE Partners will become a joint venture entity of which 13th Floor Acquisitions, LLC, Rosemurgy Properties, LLC, Schmier Property Group, Inc., and Giles Capital Group, LLC will be members.

January 8, 2024
 Revised June 28, 2024
 Revised September 24, 2024

Mr. Michael Righetti
 City of Coconut Creek
 4800 W. Copans Road
 Coconut Creek, FL 33063

**RE: *Main Street Coconut Creek – Block 15A Traffic Generation Statement
 Coconut Creek, Florida
 Kimley-Horn # 140924000***

Dear Mike:

The following trip generation calculation has been undertaken to evaluate the number of trips generated by the development of Block 15A in comparison to the overall thresholds proposed in this project’s master plan. The overall Main Street site is located within an area bordered on the east by Lyons Road, the south by Sample Road, the west by SR 7/US 441, and the north by Wiles Road. Figure 1 illustrates the location of the overall site and the location of Block 15A within the Main Street site.

The proposed plan of development for Block 15A includes 172 multifamily mid-rise dwelling units. Table 1 below provides a summary of the total proposed entitlements for the site, the increment of development proposed for other blocks within the DRI, the increment of development proposed for Block 15A and the subsequent remaining entitlements available for other blocks within the master plan.

Table 1: Main Street – Entitlement Summary

| Use | | Retail | Multi-Family Mid-Rise | Multi-Family Low-Rise |
|-------------------------------|-----------|-------------------|-----------------------|-----------------------|
| Total Master Plan | | 225,000 SF | 1,775 DU | 605 DU |
| Previously Submitted | Block 1 | -- | -- | 104 DU |
| | Block 2 | 11,917 SF | -- | -- |
| | Block 3 | 65,200 SF | -- | -- |
| | Block 4 | -- | 475 DU | -- |
| | Block 5/6 | -- | -- | 146 DU |
| | Block 8 | -- | -- | 152 DU |
| | Block 9 | -- | -- | 80 DU |
| | Block 10 | -- | 480 DU | -- |
| | Block 11 | -- | 124 DU | -- |
| | Block 15B | -- | -- | -- |
| Proposed Block 15A | | -- | 172 DU | -- |
| <i>Remaining Entitlements</i> | | <i>147,883 SF</i> | <i>524 DU</i> | <i>123 DU</i> |

TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the number of trips that would be generated by the Block 15A development. A summary has also been prepared to compare this volume of trips to the total approved trip generation potential of the overall site master plan and the number of trips remaining to be built. Table 2 provides this summary.

Table 2: Main Street – Trip Generation Summary

| Scenario | AM Peak Hour | | | PM Peak Hour | | |
|------------------------|--------------|------------|------------|--------------|------------|------------|
| | Total | In | Out | Total | In | Out |
| Master Plan Trips | 1,213 | 378 | 835 | 1,604 | 894 | 710 |
| Block 1 Trips | 36 | 8 | 27 | 39 | 23 | 15 |
| Block 2 Trips | 10 | 6 | 4 | 31 | 16 | 15 |
| Block 3 Trips | 139 | 83 | 56 | 444 | 234 | 210 |
| Block 4 Trips | 204 | 46 | 157 | 150 | 87 | 63 |
| Block 5/6 Trips | 50 | 12 | 38 | 54 | 33 | 21 |
| Block 8 trips | 52 | 12 | 40 | 57 | 34 | 22 |
| Block 9 Trips | 27 | 6 | 21 | 30 | 18 | 12 |
| Block 10 Trips | 206 | 47 | 159 | 151 | 88 | 63 |
| Block 11 Trips | 53 | 12 | 41 | 39 | 23 | 16 |
| Block 15B Trips | 0 | 0 | 0 | 0 | 0 | 0 |
| Block 15A Trips | 74 | 17 | 57 | 54 | 31 | 23 |
| <i>Remaining Trips</i> | <i>362</i> | <i>129</i> | <i>235</i> | <i>555</i> | <i>307</i> | <i>250</i> |

As shown, the remaining unbuilt development within Main Street will have the potential to generate a total of 362 total AM peak hour trips and 555 total PM peak hour trips after the development of the currently proposed Block 15A along with the other blocks that have been previously submitted for individual development review.

TRAFFIC OPERATIONS

An overall traffic study was performed for the PMDD of both internal and external transportation facilities. That study provides a comprehensive review of off-site and on-site impacts, including elements such as traffic control and turn lanes. Development of Block 15A is contemplated in that analysis and has therefore been accounted for in that evaluation.

SUMMARY

As noted herein, the incremental development of 172 multifamily mid-rise dwelling units on Block 15A has been accounted for in the overall master plan for the Main Street project. This statement quantifies the Block 15A development in the context of the overall approved threshold of trips for the entire master plan.

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

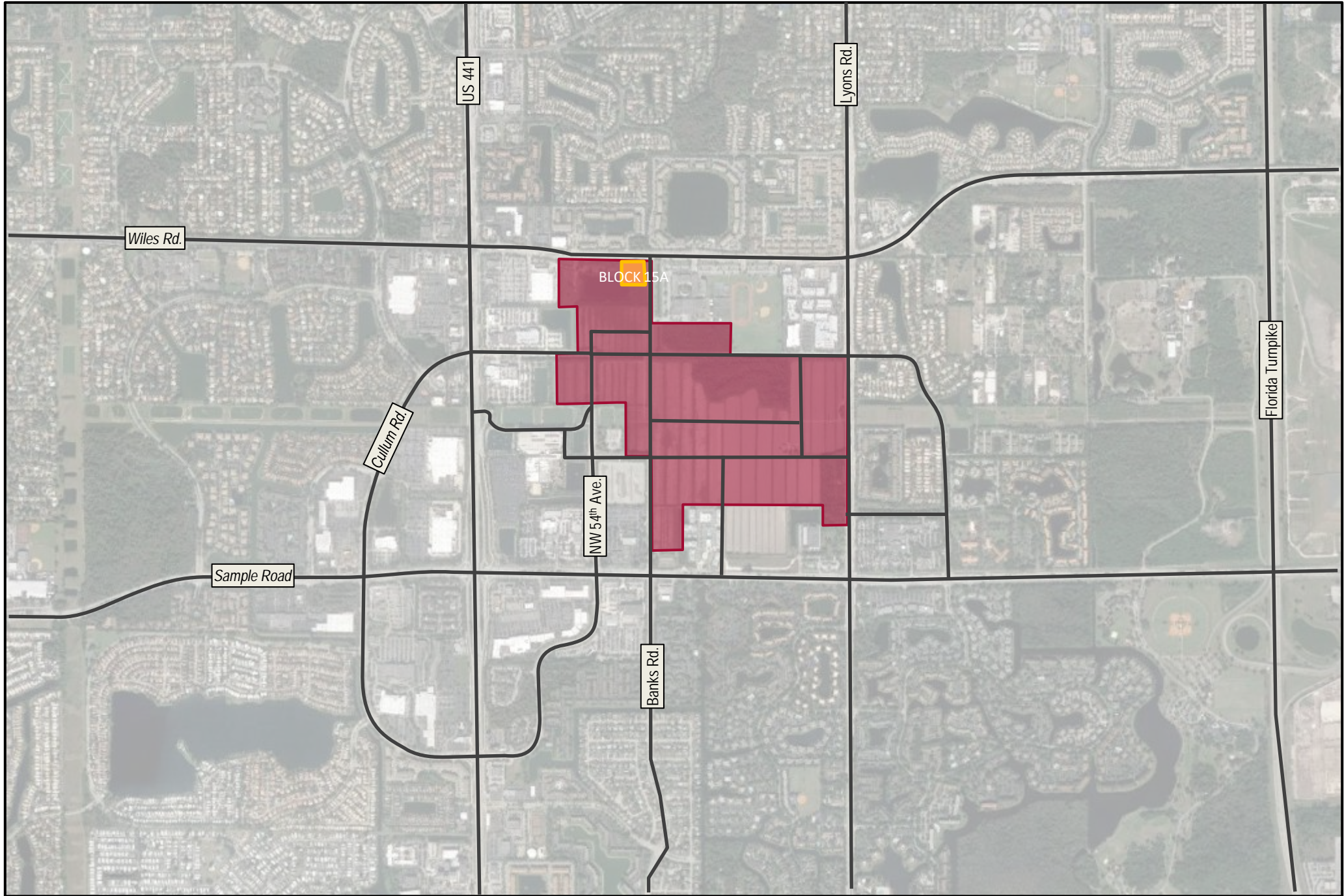
Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636

Registry No. 35106

Attachments

k:\wpb_tpto\1409\140924000 - main street coconut creek\traffic statements\block 15a\2024-9-24 msc block 15a traffic.docx



LEGEND



FIGURE 1
Main Street Coconut Creek
KH #140924000
Site Location

Florida Green High-Rise Residential Building Standard

Version 4: Revised 8/26/22

Final Application Form

Project Information

| | | | |
|-----------------|-----------------------------|-------------------|-----|
| Project Name: | Mainstreet Block 15A | | |
| Address: | Lyons Road & Cullum Road | | |
| City & Zip: | Coconut Creek / 33073 | New or Existing: | New |
| County: | Broward | Number of Floors: | 4 |
| Size (SF): | 0 | Number of Units: | 84 |
| Occupancy Type: | Condo Community | Website: | 0 |

Building Owner Contact Information

| | | | |
|-------------|--------------------------|--|--|
| Name: | | | |
| Company: | 13th Floor Homes | | |
| Address: | Lyons Road & Cullum Road | | |
| City / Zip: | Coconut Creek / 33073 | | |
| Phone: | | | |
| Fax: | | | |
| E-mail: | | | |

Designated Professional Contact Information

| | | | |
|-------------|-------------------------|--|--|
| Name: | Bryan Amos | | |
| Company: | RunBrook | | |
| Address: | 313 Datura St Suite 200 | | |
| City / Zip: | West Palm Beach / 33401 | | |
| Phone: | 321-266-8400 | | |
| Fax: | | | |
| E-mail: | bamos@runbrook.com | | |

| | | |
|-------------------|---------|---|
| Total Fee Due: | \$5,000 | Refer to "Instructions" tab for Application Fees |
| Deposit Paid: | \$1,500 | Amount paid with initial project registration |
| Member Discounts: | 10% | Total % Discount Rate (5% or 10%) Refer to "Instructions" tab for Application Discounts |
| Amount Due: | \$3,000 | Balance Due Must Be Submitted with Final Application |

Project Point Summary

| | | |
|---|-------------------|--|
| <small>(minimum 100 points to qualify (may be over 100 if a category minimum is missed). Currently this project needs</small> | 100 | <small>Please refer to Standards Documents and Green Commercial Reference Guide for additional</small> |
| Category | Your Score | Required Min |
| Category 1: Project Management | 25 | 5 Points |
| Category 2: Energy | 21 | 15 Points (75 point max) |
| Category 3: Water | 21 | 10 Points |
| Category 4: Site | 25 | 5 Points |
| Category 5: Health | 30 | 10 Points |
| Category 6: Materials | 7 | 5 Points |
| Category 7: Disaster Mitigation | 6 | 2 Points |
| Innovation | 0 | |
| Total: | 135 | |
| Total Needed: | 100 | |
| Final Score | 135 | |
| Certification Level | Silver | |

To



- 0 - 30 points over the project's adjusted required minimum
- 31 - 60 points over the project's adjusted required minimum
- 61 - 90 points over the project's adjusted required minimum
- 91 > points over the project's adjusted required minimum

| Credit | Chapter | Design Discipline | Credit Description | Credit Type | Design Team Documentation | Design Team Comments |
|--|---------------------|-------------------|---|-------------|---|----------------------|
| DMD1.02 Flood, Slab Elevation | Disaster Mitigation | Civil | Finished Floor Elevation (FFE) must be above 100-year flood plain or finished grade adjacent to building, whichever is higher. All grades around building must slope away from the foundation a minimum of 6" at 10'-0" distance. The 100-year flood plain is determined by FEM | Targeted | Drawings with foundation design, floor elevation, and grade requirements. Copy of NFIP Elevation Certificate showing 100-year flood plain elevation or grade. | |
| S6.01 Rate and Quantity | Site | Civil | No net increase in stormwater runoff from pre-development conditions to postdevelopment | Targeted | Civil engineering stormwater calculations and narrative explaining how the design improves the water quality | |
| S Prerequisite 1: Copy of Stormwater Pollution Prevention Plan (SWPPP) and Florida Department of Environmental | Site | Civil | Keep copy of SWPPP & FDEP National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) onsite for contractor to implement & maintain SWPPP Best Management Practices (BMP) as designed by civil engineer or SWPPP designer. | Required | Details of stormwater pollution prevention plan and photos of installed stormwater pollution prevention measures | |



Mainstreet Block 15a: FGBC High-Rise Certification Plan

| Credit | Chapter | Design Discipline | Credit Description | Credit Type | Design Team Documentation | Design Team Comments |
|---|---------|-------------------|--|-------------|---|----------------------|
| S Prerequisite 2: Erosion and Sedimentation Control | Site | Civil | <p>Design a sediment and erosion control plan, specific to the site that conforms to United States Environmental Protection Agency (EPA) Document No. EPA 832/R-92-005 (September 1992), Storm Water Management for Construction Activities, Chapter 3, OR local erosion and sedimentation control standards and codes, whichever is more stringent.</p> <p>The plan shall meet the following objectives:</p> <ul style="list-style-type: none"> • Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse. • Prevent sedimentation of storm sewer or receiving streams and/or air pollution with dust and particulate matter | Required | Copy of erosion control plan, site details and photos | |

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|---|---------|-------------------|--|-------------|---|----------------------|
| H4.06.01 100% Hard Flooring Installed in Individual Units | Health | Interior Design | The flooring installed shall be classified as hard or resilient and comply with GreenGuard NSF/ANSI 332 standard, Floorscore, SCS Indoor Advantage Gold, Declare, Cradle to Cradle, TCNA ANSI A138.1/Green Squared or similar health related certification. | Targeted | Cut sheets of flooring selections. | |
| E4.02 Light Colored Interior Finishes | Energy | Interior Design | All bedrooms and all major living spaces in the home have light-colored wall and ceiling surfaces with a reflectance of at least 50% (or Light Reflectance Value (LRV) > 50). Bonus point awarded if all major living spaces and bedrooms have light colored flooring. If a documented reflectivity is not available, this credit can only be given to "white" or "off white." | Targeted | Photo of completed project interior, paint selection and LRV | |
| H4.02 Paint | Health | Interior Design | Interior paints and coatings shall be less than 100 g/l for non-flat paint and less than 50 g/l for flat paint. Exterior paints and coatings shall be less than 200 g/l for non-flat and less than 100 g/l for flat. | Targeted | Contractor shall maintain all Material Safety Data Sheet (MSDS) highlighting the stated VOC emissions for each adhesive and sealant used in the building. | |
| H4.03 Carpet | Health | Interior Design | All carpet and carpet products shall meet the Carpet & Rug Institute Green Label Certification Program | Targeted | Provide carpet cut sheets or the VOC limits for each carpet product used in the building | |
| H4.06.02 Carpet Tiles Used in Common Areas | Health | Interior Design | If carpet is installed in common areas, carpet tiles must be used. All carpet and carpet products shall meet the Carpet & Rug Institute Green Label Certification Program. All carpet and carpet products shall meet the Carpet & Rug Institute Green Label Certification Program | Targeted | Provide carpet cut sheets or the VOC limits for each carpet product used in the buildin | |

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|--|---------|-------------------|---|-------------|--|----------------------|
| W 1.03 Non-Cypress Mulch | Water | Landscape | Verify correct installation of a Rain shut off device for irrigation per Florida Statutes Apply 3-4" of mulch around plants and trees (extending out to drip line) and in landscaped beds avoiding volcano mulching | Targeted | Landscape plans and photos of installed vegetation | |
| S6.02 Treatment | Site | Landscape | Provide onsite treatment of stormwater to remove 80% of (TSS) Total Suspended Solids and 40% of (TP) Total Phosphorous | Targeted | Civil engineering stormwater calculations and narrative explaining how the design improves the water quality | |
| S6.04 Alternative Stormwater Detention: Rain Gardens, Infiltration Trenches, Rainwater Harvesting, and Injection Wells | Site | Landscape | Uses Low Impact Development (LID) alternatives to collect and treat stormwater. Alternative systems that qualify include rain gardens, bio-retention filtration systems, infiltration trenches, vegetated roofing and injection wells. A minimum of 50% of the stormwater collection and treatment must use the low impact development treatment system to achieve this credit. Earn one point if 50% of the site stormwater is collected using low LID techniques. Earn an additional point for each additional 25% of total site stormwater that is collected using LID techniques | Targeted | Site design, stormwater calculations and construction details of low impact development designs. | |
| W 1.01 Plants/trees from drought-tolerant list: | Water | Landscape | Use of at least 60% of the plants and trees incorporated into the landscape are from a local drought tolerant list; 2 points are available if 80% are from such a list; and 3 points are available if 100% of the plants and trees are from such a list. A minimum of twelve total plants must be present in the landscape to qualify for the | Targeted | Plant list identifying drought tolerant vegetation, landscape plan, and percentage of drought tolerant vegetation calculation. | |
| W 2.04 Advanced Irrigation Control Systems | Water | Landscape | Install irrigation control systems that are controlled by Soil moisture sensors or other WaterSense weather-based Wi-Fi enabled irrigation controllers at both the ground level and amenity decks with irrigation | Targeted | Cut sheet of sensor and photos of innovative equipment | |



**Mainstreet Block 15a: FGBC High-Rise
Certification Plan**

| Credit | Chapter | Design Discipline | Credit Description | Credit Type | Design Team Documentation | Design Team Comments |
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| W 3.01 Reclaimed Water for Irrigation | Water | Landscape | Irrigation uses non potable water, is metered and fee structure is based on volume used. | Targeted | Construction drawings details showing reuse | |

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|---|---------------------|-------------------|---|-------------|--|----------------------|
| E Prerequisite 4: CFC Reduction in HVAC | Energy | MEP | Requires that all building HVAC&R systems be free of CFC's and Halons | Required | Mechanical equipment schedule | |
| E1.01 Energy Performance Improvement | Energy | MEP | The designed building will receive credit for energy performance that is more efficient than the current Florida Energy Code. Refer to the Florida Energy Code Calculations and their provided summary comparing the baseline and design | Targeted | Copy of the Florida Energy Code calculations and input summary. The lighting, wall construct and | |
| E2.08 Insulate Hot Water Pipes | Energy | MEP | Piping carrying liquid with temperatures greater than 105°F must have a minimum of 1" of insulation. Pipes over 1.5" in diameter must have a minimum of 1.5" of insulation. Extent and location to be determined by ASHRAE 90.1-2007 Section 7.4.3 or local code. All pipes greater than 3/4" in diameter conveying hot water must be insulated. | Targeted | Photos of insulated hot water pipes or approved submittal of selected insulation | |
| DMD2.02 Lever Style Clothes Washer Water Shutoff | Disaster Mitigation | MEP | Install a lever style shutoff valve that only requires a 90o turn to shut off water supply | Targeted | Construction Detail, Signed approved submittal, photos of installed valves | |
| DMD2.03 Install Water Leak System and Shutoff System in Residential Units | Disaster Mitigation | MEP | Install a whole house water sensor/shutoff system is installed that detects any sign of water leakage anywhere inside the conditioned space and cuts off the main water supply to the house. At a minimum, sensors must be installed in the vicinity of a clothes washer and tank water heater. Earn additional points if the leak detection system and/or shutoff systems are tied to a mobile smart application. | Targeted | Construction detail, cut sheet, and photo of system installed | |
| E Prerequisite 3: Testing and Balancing of Installed Equipment | Energy | MEP | Mechanical Electrical Plumbing (MEP) Engineering Firm, Commissioning Agent or Independent inspector representing the owner works with the Architect or design team leader to verify field installed equipment meet OPR, BOD and is installed and operating correctly. Testing and verification must include at a minimum, Heating, Ventilation, Air Conditioning and Refrigeration (HVAC&R) systems & controls, lighting systems and controls, renewable energy | Required | Provide a copy of the testing and balancing report and comfort balance documentation. | |
| E1.02 Pump Motors | Energy | MEP | All three phase pump motors > 1 horsepower that are NOT packaged as an integral component of mechanical, fire, or booster pumps must be Energy Star, Variable Speed or | Targeted | Signed approved submittals for all applicable pumps and field photos | |

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| E1.03 Lighting Power Density | Energy | MEP | Design and construct such that the average lighting power density for the building, which includes conditioned space and enclosed spaces defined as enclosed with doors, windows, and roof (for instance fire truck bays) and which excludes the structures exterior and | Targeted | Signed approved lighting submittal, photos of installed lighting and Watt per square foot calc. May include the Energy | |
| E2.01 Energy Star Refrigerator | Energy | MEP | Install Energy Star Qualified Refrigerators: 2 points: Each residential unit 1 point: All amenity and common areas 1 point: All Back of House Operations | Targeted | Copy of the appliance package approved submittal, cut sheet identifying model number | |
| E2.02 Energy Star Dishwasher | Energy | MEP | Install Energy Star qualified dishwashers | Targeted | Copy of the appliance package approved | |
| E2.03 Energy Star Clothes Washer | Energy | MEP | Install Energy Star qualified clothes washers | Targeted | Copy of the appliance package approved | |
| E5.01 Renewable Energy Production | Energy | MEP | Supply a fraction of the building's total energy use (as expressed as a fraction of annual energy cost) through the | Targeted | Plan detail highlighting installed renewable | |
| H1.01.02 All Common Areas | Health | MEP | Systems shall be designed to monitor carbon dioxide (CO2) within the building and activate a system with corrective action plan such that mechanical air conditioning system can introduce treated fresh air as needed. | Targeted | Construction detail of CO2 monitoring system on mechanical plans and cut sheet of equipment | |
| H1.05.01 Common Areas | Health | MEP | Design a mechanical ventilation system to include improved air filtration. | Targeted | Cut sheet of air filter system. | |
| H1.05.02 Individual Units | Health | MEP | Design a mechanical ventilation system to include improved air filtration | Targeted | Cut sheet of air filter system. | |
| H1.06 Chemical and Cleaning Product Storage | Health | MEP | Any room(s) containing chemicals or cleaning products for building O&M is ventilated and under negative pressure with respect to the building. The | Targeted | Provide mechanical drawings and door schedule | |

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| H1.09 Combustion: No Gas Water Heating Equipment Located Inside the Conditioned Area – Or Use of Electric | Health | MEP | One point is also available for use of a sealed combustion water heater, or use of an electric water heating system. | Targeted | Mechanical Schedule | |
| H1.10 Combustion: No Gas Heating Equipment Located Inside Conditioned Area – Or Use of Electric | Health | MEP | One point is available for use of a sealed combustion furnace, or use of an electric heating system, such as a heat pump. | Targeted | Mechanical Schedule | |
| S5.01 Building, Amenity Desk, and Site Lighting are Dark Sky Compliant | Site | MEP | Installed exterior lighting must be fully shielded (pointing downward) to minimize skyglow, glare and light trespass. Consider looking for lights that is rated and approved by the International Dark-Sky Association or lighting with "BUG" (Backlight, Uplight and Glare) Ratings which are indicators of light trespass | Targeted | Provide specifications, construction detail and lighting cut sheets indicating dark sky compliance. | |
| W4.01 Low Flow Toilets | Water | MEP | All Water closets in the individual units must comply with the low-flow criteria AND have a minimum MaP (Maximum Performance) rating of 600 OR are WaterSense certified. For dual flush toilets to receive one point, ONE of the two flush options must be ≤ 1.1gpf | Targeted | Signed approved plumbing submittal and photo of installed low flow fixtures. | |
| W4.02 Low Flow Lavatory Faucets in Units | Water | MEP | All installed lavatory fixtures must comply with the low flow requirements | Targeted | Signed approved plumbing submittal and photos of installed low flow fixtures | |
| W4.04 Low Flow Shower Heads in Units | Water | MEP | All installed showerheads must comply with the low flow requirements. A maximum of 1 showerhead per 15sf of shower compartment is allowed. If there are multiple showerheads, they may NOT operate simultaneously. | Targeted | Signed approved plumbing submittal and photo of installed low flow fixture | |
| W5.01 High Efficiency Water Saving Clothes Washer | Water | MEP | All installed clothes washers must comply with the stated Water Factor requirement. | Targeted | Photo of installed high efficiency clothes washer and cut sheets | |



**Mainstreet Block 15a: FGBC High-Rise
Certification Plan**

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| W6.02 Florida Friendly Landscape Recognition | Water | MEP | Obtain Florida Friendly Landscaping™ Program New Construction Certification | Targeted | Required - Copy of certificate | |

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| DMD1.04 Termite Prevention | Disaster Mitigation | Owner | Comprehensive termite prevention: Provide signage in each unit indicating termite treatment provider. Provide the building manager or HOA necessary information for re-inspection and treatment contract renewal. 1. A single slab must be poured monolithically or must have area treated for termites (conventionally or by approved alternative) before each portion of slab is poured. 2. After the slab has substantially cured, any penetration through the slab such as piping or conduit shall be sealed around its perimeter with an elastomeric sealer. 3. Any foam insulation must terminate above ground such that none of it extends below grade. 4. The exterior cladding of the building must terminate at least 8" above grade. 5. All structural wood products must be treated with Borate or ACQ OR wood must not be used for any structural components of the building. | Targeted | Project photos, copy of warrantee | |
| E Prerequisite 1: Owner Project Requirements (OPR) | Energy | Owner | Owner designated representative must develop a list of owner project requirements related to each of the categories of the high-rise residential standard. The OPR should indicate minimum goals for each category and any specific credits the Owner wishes to target. | Required | Submit a narrative explaining the OPR for the project clearly indicating the minimum project goals for each of the FGBC | |
| H Prerequisite 1 Environmental Tobacco Smoke (ETS) Control | Health | Owner | No smoking allowed in the common areas of the building and only in outside designated areas that are located 25 feet or more away from all doors, operable windows, HVAC equipment, and fresh air intakes. If the building is non-smoking a minimum of one No Smoking sign must be placed at the front entrance of the building and at outside common areas. If Smoking is allowed at a designated area, signage must be placed indicating as | Required | Site plan indicating designated smoking area | |
| H Prerequisite 2 Construction IAQ Management Plan, During Construction | Health | Owner | Indoor Environmental Quality shall be protected during construction according to the Sheet Metal & Air Conditioning Contractors' National Association (SMACNA) guidelines for occupied buildings under construction. | Required | Provide copy of the specifications indicating use of SMACNA guidelines, a copy of the written Indoor Air Quality Management (IAQ) Plan and photos of the IAQ procedures | |
| H4.08 Healthy Pool-Non-Chlorine System | Health | Owner | Install and use a pool sanitation system that reduces the use of chlorine. | Targeted | Cut sheet or photo of sanitation system | |

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| H5.01.01 Reduce Smoke Exposure and Transfer | Health | Owner | 1. Prohibit smoking in all common areas of the building. The prohibition must be communicated in building rental/lease agreements or condo/coop association covenants and restrictions, and provisions for enforcement must be included. 2. Locate any exterior designated smoking areas, including balconies where smoking is permitted, at least 25 feet from entries, outdoor air intakes and operable windows opening to common areas. 3. Prohibit on-property smoking within 25 feet of entries, outdoor air intakes and operable windows. Provide signage to allow smoking in designated areas, prohibit smoking in designated areas or prohibit smoking on the entire property | Targeted | Copy of the covenants and restriction, plan showing designated smoking area, copy of signage | |
| M2.02 Construction Waste Management, Divert Waste | Materials | Owner | Develop and implement a waste management plan, quantifying material diversion goals. Recycle and/or salvage a minimum of 50% of construction, demolition and land clearing waste. Calculations can be done by weight or volume, but must be consistent throughout. Earn additional points for increased diversion of waste | Targeted | Provide copies of the monthly waste reports indicating diverted waste and calculate the total waste material diversion rate | |
| M3.01 Local/Regional Materials | Materials | Owner | Earn one point by using a minimum of 10% local/regional materials (by cost) that are manufactured within a 700-mile radius of the project site | Targeted | Complete the Materials Spreadsheet in the checklist. | |
| M3.02 Local/Regional Materials, of the Percentage Claimed | Materials | Owner | Of the regionally manufactured materials, use a minimum 5% (by cost) of building materials and products that are extracted, harvested or recovered within the following | Targeted | Complete the Materials Spreadsheet in the checklist. Provide approved | |
| PM Prerequisite 1: Green Project Meeting | Project Management | Owner | Design Team, Owner and project team decision makers must participate in a Green Building Design Charrette conducted by an FGBC Designated Professional. The team must review the FGBC High Rise Residential Building Standard Checklist and identify credit of interest fir the project. The training must be project specific, general green education | Required | documentation of design charrette, virtual or in person, such as a copy of the meeting agenda, outline of notes, dated sign in sheet and or screen | |

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| PM1.01 Comprehensive Design Charrette/Design Team Training | Project Management | Owner | Prior to 50% Construction Documents (CD's) the design team, owner and project team decision makers must participate in a green project training. This training must be specific to the FGBC Green High-Rise Standard and may be offered by the FGBC or the FGBC Designated Professional for the project. Attendees must include a participant from all disciplines currently under contract for the project. | Targeted | Provide training content documentation, means of training, and dated sign in sheet | |
| PM1.02 Construction Team Training | Project Management | Owner | Owner and project team decision makers must participate in a green project meeting no later than the design development phase of the project. Attendees must Design team, Owner, Project Team Decision Makers, General Contractor, and subcontractors currently under contract for the project | Targeted | Provide training content documentation, means of training and a dated sign-in sheet | |
| PM1.05 Green Website | Project Management | Owner | Provide information on the project website regarding the FGBC green certification of the project, a link to the project score sheet, information on green operation and maintenance for homeowners, and helpful links for homeowners regarding FGBC, energy efficiency, water efficiency, and healthy homes. | Targeted | Provide the web address and copies of the content. | |
| PM2 Building Information | Project Management | Owner | Design team and construction teams use BIM process to optimize the efficiencies related to design, estimating, | Targeted | Minimum of 6 examples of 3D | |
| PM4 Small Unit Credit | Project Management | Owner | : Design and construct small units. Points are awarded based on the weighted average unit size for the project. | Targeted | Architectural drawings showing floorplans and units, a list of the types of units, square footage of the units, and a weighted average calculation. | |
| S1.02 Within an FGBC Certified Green Local Government or Equivalent or FGBC Certified Green Land Development or | Site | Owner | Build within an FGBC certified Green Local Government or equivalent or FGBC Certified Land Development or equivalent | Targeted | Provide proof of certifications | |
| S1.03 Project FFE is a Minimum of 10' NGVD | Site | Owner | Locate project with high density in areas less vulnerable to sea level rise. | Targeted | Project location and flood information. | |



Mainstreet Block 15a: FGBC High-Rise Certification Plan

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| S1.04 High Density | Site | Owner | Project with high dwelling unit density | Targeted | Site plan indicating measures taken. Provide photos | |
| S1.07 Access to Basic Services (Connectivity) | Site | Owner | Locate the building on a site that is within 1/2 mile of and has safe and walkable access to basic services (this can be measured as the crow flies). Each type of service may only be counted once, i.e., if there are 3 banks, for the purposes of | Targeted | Aerial context map with building location, and location and type of basic services within 1/2 | |
| S1.08 Access to Public Transportation | Site | Owner | Site is located within 1/2 mile of an existing or funded rail node OR within 1/4 of mile safe and walkable access to mass transit of at least one active bus stop, trolley or ride share (this can be measured as the crow flies). | Targeted | Regional/local drawing or transit map highlighting the building location and the fixed rail stations and bus lines and indicate the distances between them. Include a scale | |