

Incorporated 1925

ORDINANCE

5052

AN ORDINANCE OF THE CITY OF BOCA RATON AMENDING THE BOCA RATON DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BY ADDING QUALITY DOWNTOWN DEVELOPMENT REGULATIONS AND RELATED DEFINITIONS; ALLOWING, IN CERTAIN CASES, AN INCREASE IN HEIGHT FOR A PORTION OF THE BUILDING OR BUILDINGS ON A SITE, TO A MAXIMUM HEIGHT WITH MODIFICATIONS TO THE BUILDING SETBACKS CONTINGENT UPON SATISFACTION OF SPECIFIED CRITERIA; PROVIDING AMENDMENTS RELATED TO QUALITY DOWNTOWN DEVELOPMENT REGULATIONS; DETERMINING THAT THE AMENDMENTS ARE NOT SUBJECT TO REVIEW AS A NOTICE OF PROPOSED CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING AN EFFECTIVE DATE

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1 WHEREAS, on March 15, 1988, the City of Boca Raton adopted Resolution No. 28-88, the
2 Development Order for the Boca Raton Downtown Development of Regional Impact
3 ("Development Order"); and

4 WHEREAS, on April 26, 1988, the City of Boca Raton adopted Resolution No. 92-88,
5 making minor corrections to the previous Development Order for the Boca Raton Development of
6 Regional Impact that were necessary in order to correct typographical errors and other omissions
7 that were not substantive with regard to the development authorized by the Development Order;
8 and

9 WHEREAS, on October 13, 1992, the City of Boca Raton adopted Ordinance No. 4035
10 amending the Development Order ("Amended Development Order"); and

11 WHEREAS, on August 8, 2006, the City of Boca Raton adopted Ordinance No. 4945
12 amending the Amended Development Order ("1st Amendment to the Amended Development
13 Order") to amend Section 2(2)(j) to allow the allocation of uses in Subarea E to be transferred or
14 converted such that the allocation in that subarea may be reduced up to 90%; and

15 WHEREAS, the City Council, as the governing body of the City of Boca Raton having
16 jurisdiction pursuant to Chapter 380.06, Florida Statutes, is authorized and empowered to
17 consider Applications for Development Approval for Development of Regional Impact; and

18 WHEREAS, the City Council desires to further amend the Amended and Restated
19 Development Order to improve building design, the articulation of buildings and result in a
20 continuous interconnected network of congenial pedestrian oriented streets and public spaces
21 throughout the Downtown as generally described in the Downtown Boca Raton Master Plan
22 Update (dated August 27, 2007, and on file in the Development Services Department), and
23 consistent with the Downtown Boca Raton Interim Design Guidelines, attached hereto as
24 Attachment A.

1 FINDINGS OF FACT

2 (1) The City of Boca Raton has determined that this amendment qualifies pursuant to
3 Section 380.06(19)(e)(2)(I), Florida Statutes,

4 (2) All required public notice has been given and all required public hearings have
5 been held.

6 CONCLUSION OF LAW

7 Pursuant to Section 380.06(19)(e)(2)(I), Florida Statutes, this amendment does not require
8 a Notice of Proposed Change ("NOPC") or result in the likelihood of any additional regional
9 impact, or any regional impact not previously reviewed in the development of regional impact
10 process, for the Downtown Development of Regional Impact; now, therefore,

11
12 THE CITY OF BOCA RATON HEREBY ORDAINS:
13

14 Section 1. The Amended Development Order Section 2, Paragraph 4(a)1 is hereby
15 amended as follows:

16 * * *

17 1. Height.

18 No portion of any building or structure shall exceed nine (9) stories or one hundred (100)
19 feet in height, unless approved pursuant to the Downtown Quality Development Regulations,
20 Section 2 (5). In no event shall any nonresidential building or structure exceed in height the
21 number of feet from the building or structure to the closest residential dwelling located outside of
22 the Downtown Development District.

23 * * *

24 Section 2. The Amended Development Order Section 2, Paragraph 4(a)2 is hereby
25 amended as follows:

26 * * *

1 2. Setbacks.

2 Except for (i) buildings or structures existing on the effective date of this Amended
3 Development Order, (ii) buildings or structures subject to a valid outstanding approval of the
4 CRA on the effective date of this Amended Development Order, or (iii) buildings approved
5 pursuant to the Downtown Quality Development Regulations, Section 2 (5), all buildings shall be
6 set back from rights-of-way of any contiguous public road, as demonstrated on Exhibit D
7 attached hereto and incorporated herein, so that:

8 * * *

9 Section 3. The Amended Development Order is hereby amended by adding Section 2
10 paragraph (5) as follows:

11 (5) Downtown Quality Development Regulations.

12 (a) Definitions. . In addition to the definitions located in the Amended Development
13 Order, Section 2, Paragraph (1), the following definitions are applicable to Downtown Quality
14 Development Regulations:

15 "Active Uses" or "Active Use" means:

16 1. On the ground floor: Public uses with a minimum depth of twenty-five (25) feet such
17 as retail stores, restaurants, lobbies, residential uses, public areas or urban amenities for
18 institutional and civic uses.

19 2. On upper floors: Uses occupied by human beings, such as residential, office, hotel
20 or institutional, and/or parking areas or other uses effectively masked by architectural
21 treatment(s) compatible with the architecture of the Downtown Quality Project.

22 "Amended Development Order" means this development order as subsequently
23 amended.

24 "Downtown Quality Redevelopment Project" or "Downtown Quality Project" means a
25 project issued an Individual Development Approval pursuant to Section 2, Paragraph (5) of this
26 Amended Development Order.

1 "Floor Area Ratio", or "FAR", means the gross floor area of the building or buildings on a
2 site divided by the site area.

3 "Quality Redevelopment Guidelines" mean the planning standards and guidelines
4 contained in the Downtown Boca Raton Interim Design Guidelines, attached hereto as
5 Attachment A.

6 "Building site" means any portion of land designated as a separate building location.

7 "Primary Building Mass" means the habitable space of a building.

8
9 (b) Purpose. The purpose of the Downtown Quality Development Regulations
10 ("Downtown Quality Regulations") is to improve the design of downtown development projects
11 resulting in improved articulation of buildings and the creation of a continuous, interconnected
12 network of congenial, pedestrian-oriented streets and public spaces throughout the Downtown
13 consistent with the Quality Redevelopment Guidelines. To achieve this purpose, the Downtown
14 Quality Regulations provide for additional building height, based upon a detailed site specific
15 study with due regard to the unique characteristics of the site, improved building articulation, a
16 reduction in height in other portions of the building or buildings on the site and no increase in
17 development on the site beyond that which would be approvable under the Amended
18 Development Order as of July 21, 2008.

19 (c) Application for Downtown Quality Project. A developer may file an application for
20 development approval for a Downtown Quality Project for any parcel of land containing at least
21 two (2.0) acres of land within the area bounded on the west by Dixie Highway, on the north by
22 NE 8th Street and Mizner Boulevard, on the east by Mizner Boulevard to a point 500 feet east of
23 the eastern boundary of South Federal Highway, and then south and parallel to South Federal
24 Highway to East Camino Real, and on the south East Camino Real.

25 (d) Downtown Quality Project Application. An application for a Downtown Quality Project
26 shall demonstrate compliance with all Development Standards established in this Amended
27 Development Order, except that the development regulations pertaining to bulk regulations,

1 architectural design, and shared parking shall be as set forth in subsections (d)(1), (d)(2), and
2 (d)(3), below :

3 1. Bulk Regulations.

4 a. Height. Buildings on Downtown Quality Project sites may be granted up to forty (40)
5 feet of additional height to a maximum of one-hundred-forty (140) feet consistent with the
6 Quality Redevelopment Guidelines. For each and every increase in height on the site above
7 one-hundred (100) feet there shall be equivalent height reduction in the building or buildings on
8 the site. Buildings on the Downtown Quality Project site may have up to twelve (12) stories.
9 Habitable space on the Downtown Quality Project site may extend up to one-hundred-forty
10 (140) feet. Non-Habitable space such as tower elements or mechanical enclosures may extend
11 a maximum of twenty (20) feet above the height of the tallest Primary Building Mass.
12 Notwithstanding anything to the contrary contained herein, in order to improve the articulation of
13 buildings, modify setbacks and strengthen pedestrian linkages in downtown, up to thirty-three
14 percent (33%) of the overall building footprint (defined as the total area of land surrounded by
15 the exterior walls of a building or portion thereof, excluding courtyards and other areas open to
16 the sky fronting on the exterior of the building or structure; in the absence of surrounding
17 exterior walls, the area under the horizontal projection of the roof, excluding cornices, eaves,
18 gutters, and similar projections, shall constitute the building footprint) on a site may be granted
19 up to forty (40) feet of additional height to a maximum of one hundred forty (140) feet. However,
20 up to fifty percent (50%) of the overall building footprint on a site may be granted up to forty (40)
21 feet of additional height up to a maximum of one hundred forty (140) feet if necessary to achieve
22 general consistency with this policy. In order to obtain additional height all of the following must
23 occur:

24 i. The increase in height, based on a site-specific study with due regard to the unique
25 character of each building site, does not result in an increase in the development on the site
26 greater than would have been approvable on the site under the Amended Development Order

1 as of July 21, 2008.

2 ii. Any increase in height above one hundred (100) feet is accompanied by an
3 equivalent reduction of height in the building or buildings on the site, as follows: for every
4 increase in the height of a building that results in an increase of the volume of a building above
5 the current height limit of one hundred (100) feet, there must be an equal or greater decrease in
6 height achieved by decreasing the volume of the new building or other new buildings on the site
7 below one hundred (100) feet.

8 iii. The increase in height is directly related to improved articulation of buildings on the
9 site and the creation of a continuous interconnected network of congenial, pedestrian-oriented
10 streets and public spaces throughout the downtown generally consistent with the Quality
11 Redevelopment Guidelines.

12 b. Setbacks. Setbacks shall be consistent with those provided for in the Quality
13 Redevelopment Guidelines except that modifications may be made for landmark projects of
14 architectural significance at the southeast corner of Palmetto Park Road and Federal Highway
15 as specifically authorized by the Board in order to achieve the overall objectives of the Quality
16 Redevelopment Guidelines, as specifically determined by the Board based upon the character
17 of the proposed development, its relationship to surrounding development, and its fulfillment of
18 the purpose of the Downtown Quality Development Regulations. The fact that a proposed
19 development is located at the southeast corner of Palmetto Park Road and Federal Highway
20 shall not be presumed to qualify the proposed development as a landmark project of
21 architectural significance.

22 c. Parking Garages. Parking garages shall be designed so that Active Uses are
23 provided adjacent to Type A, B, and C streets (as identified in the Downtown Boca Raton
24 Master Plan Update), major pedestrian walkways, and urban open spaces, pursuant to the
25 Quality Redevelopment Guidelines.

1 2. Architectural Design.

2 Open Space and Public Areas. Downtown Quality Projects shall be consistent with the
3 creation of congenial, pedestrian-oriented streets and open public areas. Downtown Quality
4 Projects shall include renovations, improvements, and or enhancements to public sidewalks,
5 pedestrian spaces, and other open space areas consistent with the Quality Redevelopment
6 Guidelines.

7 Buildings. Downtown Quality Projects shall provide articulated buildings consistent with
8 the Quality Redevelopment Guidelines as more particularly described in the Purpose section
9 hereof (Section 2, paragraph 5(b)).

10 3. Shared Parking. Shared Parking on Downtown Quality Projects shall not be subject
11 to the maximum twenty-five percent (25%) limitation.

12 (e) Development Review. An application for Downtown Quality Project shall be
13 processed in the same manner as other projects under the Amended Development Order
14 except that in granting a Downtown Quality Project Approval the Board must find that:

15 1. All development is consistent with the Downtown Quality Redevelopment Guidelines and
16 this Section 2(5).

17 2. In those circumstances where building(s) or structures(s) exist on a site prior to an
18 application for a Downtown Quality Project, the existing structure(s) or building(s) are
19 effectively integrated with the new aspects of the Downtown Quality Project so as to satisfy the
20 objectives of the Quality Redevelopment Guidelines.

21 Section 4. If any section, subsection, clause or provision of this ordinance is held
22 invalid, the remainder shall not be affected by such invalidity.

23 Section 5. All ordinances and resolutions or parts of ordinances and resolutions and all
24 sections and parts of sections in conflict herewith shall be and hereby are repealed.

25 Section 6. This Ordinance shall take effect immediately upon adoption.

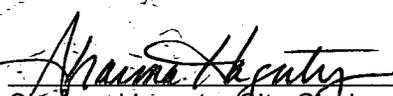
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PASSED AND ADOPTED by the City Council of the City of Boca Raton this 12th day

of November, 2008.

CITY OF BOCA RATON, FLORIDA

ATTEST:


Sharma Hagerty, City Clerk


Susan Whelchel, Mayor

Approved as to form:


Diana Grub Frieser
City Attorney

| COUNCIL VOTE | | | |
|--------------------------------|-------------------------------------|--------------------------|--------------------------|
| | YES | NO | ABSTAINED |
| MAYOR SUSAN WHELCHER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DEPUTY MAYOR PETER R. BARONOFF | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| COUNCIL MEMBER M. J. MIKE ARTS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| COUNCIL MEMBER BILL HAGER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| COUNCIL MEMBER SUSAN HAYNIE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DOWNTOWN BOCA RATON INTERIM DESIGN GUIDELINES

**Attachment A to
Ordinance No. 5052
Revised 11/12/2008**



III INTRODUCTION

The Master Plan Update was prepared through a public engagement process. This included a series of meetings and workshops in which the design team solicited public input on the aspects of Downtown Boca Raton that were most admired, and those that were least appreciated. It also solicited ideas for the future of Downtown and the most important qualities to provide in future development.

The primary goal that emerged is to create a continuous and interconnected network of pedestrian friendly streets and public spaces. This will require improved intersections, pedestrian crossings, sidewalks, and plazas. To achieve this, it is necessary to improve the quality and character of the architecture of new buildings. Instead of being conceived as individual building, they need to be designed to create the appropriate size and character of public space.

To achieve that goal, it is essential to create a new, more rigorous and detailed set of design guidelines in the form of a Pattern Book.

The City of Boca Raton has retained Urban Design Associates to continue the Master Plan Update process by providing recommendations for revising the Downtown Design Guidelines.

To accomplish this, the buildings must provide adequate public open space and have a character of architecture that is human in scale and diverse, especially for buildings that are larger than 50'-0" in length along street frontages. In the public process, many people lamented the loss of the small scale feeling of Downtown due to the insertion of large monolithic, bulky buildings. It is possible to integrate large buildings into a traditionally scaled streetscape by breaking up the monolithic mass of the building into a series of smaller scale elements. There also must be greater attention to the details of public space including landscape elements, special features such as balconies and pergolas, and ground floor uses.

The principal objection noted in the public process to the architecture of recent buildings is their large bulk and flat tops which lead to a loss of scale and character. This monolithic quality, in which large building masses dominate the streetscapes, is not consistent with the urban design goals articulated through the Master Plan Update process and described in the Master Plan Update.

UDA's analysis of the current Downtown Design Guidelines identified that the current setback and height requirements are provisions that result in the very buildings that the community dislikes. In addition, there are no substantive provisions for requiring appropriate articulation of building volume, composition of openings, special elements to provide character, or sufficient requirements for critical embellishments.

UDA is currently developing revised Design Guidelines and testing them with developers, architects, city officials, and citizens. This document represents the completion of the first phase of this work and provides Interim Design Guidelines for building volume, placement, massing, and articulation. The next step is to proceed to the next phase and develop detailed final guidelines, in the form of a Pattern Book. Projects that comply with these Interim Design Guidelines are Downtown Quality Projects. These attributes may be found in the Compliance Checklist attached to this document.

This first phase has been accomplished through effective collaboration with a developer of a large-scale project in order to verify that the project complies with the Interim Design Guidelines and the vision of the CRA and the City for downtown Boca Raton and that the guideline requirements are feasible. The interim design guideline ideas that were tested in the process and are recommended for adoption do not conform to the current downtown development regulations, but it is in the best interest of the City's goal to develop a vibrant, pedestrian-oriented downtown to encourage development under these interim guidelines.

The first draft of the Interim Design Guidelines was distributed at the July 21, 2008 CRA Board meeting during the presentation and were meant to be the next step in developing the final guidelines. Therefore, they were intended to replace the design guideline suggestions in the Master Plan Update. The following are further refinements to the draft Interim Design Guidelines that were distributed at that meeting, based on subsequent discussions and concerns.

HEIGHT AND PLACEMENT OF BUILDINGS

The height and placement of buildings can contribute to the character and quality of urban spaces. Tall building facades can create a comfortable street space along wide and busy roads. The presence of tall facades has a traffic calming effect because they create the impression that drivers are passing through an urban room. On the other hand, lower scale buildings of three to four stories provide an effective transition to adjacent residential areas. The best downtown environments have a variety of street types including small scale, narrow streets with two or three story facades along them.

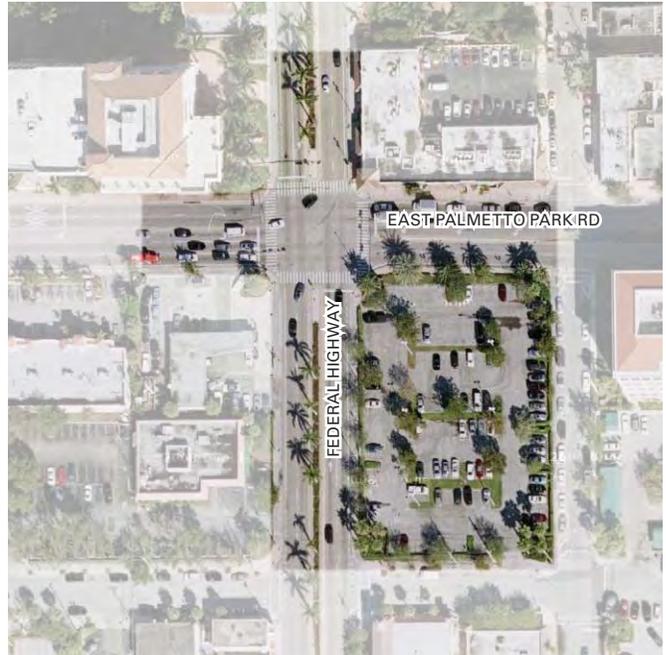
The Master Plan Update proposed a method for determining building setback and height requirements based on street types. In the Master Plan Update, this was very conceptual and diagrammatic. In the first phase of developing the Pattern Book and the Interim Design Guidelines, these concepts were further developed and refined using the RAM project as a test case. For example, a literal use of the setbacks diagrammed and described in the Master Plan Update would produce a “wedding cake” effect that would not provide the articulated facades which we believe will be the most effective way of creating good street spaces. Therefore, the step by step process in the Interim Design Guidelines suggests both horizontal and vertical articulation. Other sites with different conditions may have different results. The idea of this program is to test the new guidelines on real projects before they become general guidelines for all of downtown. Based on the experience with the RAM project the following refinements and additions to the Interim Design Guidelines are recommended:

LANDMARK LOCATIONS

Great cities are known for a combination of what are described as fabric buildings and landmarks. The great majority of buildings make up the “fabric” of a city. Fabric buildings establish the character of a place through their scale, materials, and details. By contrast, landmark buildings highlight key places within a city that stand out from the typical fabric. Their prominent expression makes them and the places surrounding them more pleasant and memorable. All great cities, towns, and neighborhoods have recognizable landmarks.

In the case of Boca Raton, special urban design and/or architectural treatment may be necessary to create recognizable landmarks for way-finding and/or placemaking within and between the Quarters identified within the Master Plan Update. Over time, each of the Quarters should become known for its unique attributes and remembered for its landmark features.

In addition to the Quarters, the Downtown as a whole needs a landmark in a highly recognizable location. As stated in the August 2007 Master Plan Update report, “the tallest buildings should be closest to Federal Highway and Palmetto Park Road to reinforce the center of Downtown.” At the present time, this is the only specific place that is recommended as a Landmark Location.



A Landmark Location: the intersection of Federal Highway and Palmetto Park Road

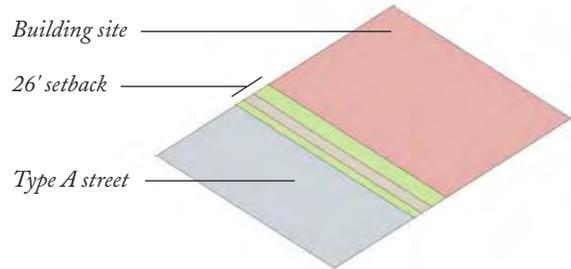


A landmark building helps with placemaking and wayfinding

DESIGN PROCESS

STEP 1: Determine Building Footprint and Placement

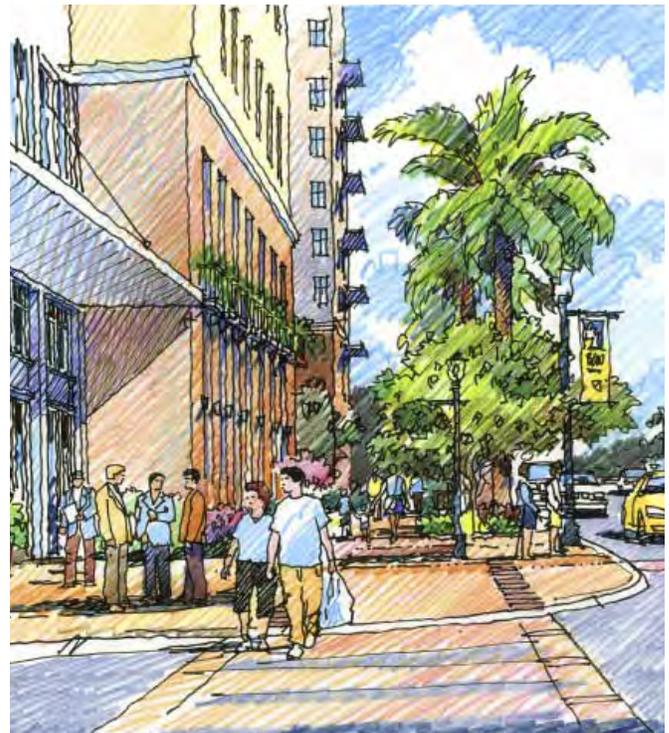
Using the proposed requirements for setbacks for building placement, locate the perimeter of the building mass. In most cases, the setbacks will be greater than the present regulations. They should be measured from the curb to the building facade and based on the recommendations in the Master Plan Update. Depending on the scale of the street they face (Type A, B or C), facades will be set back either 26'-0" or 20'-0" from the face of the curb.



Setbacks for Street Type A



A view of generous sidewalks and setbacks

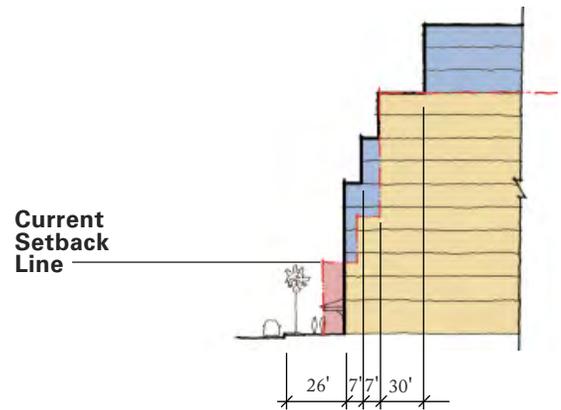


Illustrative example of setbacks at the street level

TYPE A:

Downtown Thoroughfares:

Wide streets with heavy volumes of traffic should have buildings set-back a minimum of 26'-0" from the curb to provide ample space for sidewalks, landscape treatment with shade trees, and sidewalk cafes. The facades should rise up for six stories above which there should be shallow setbacks.

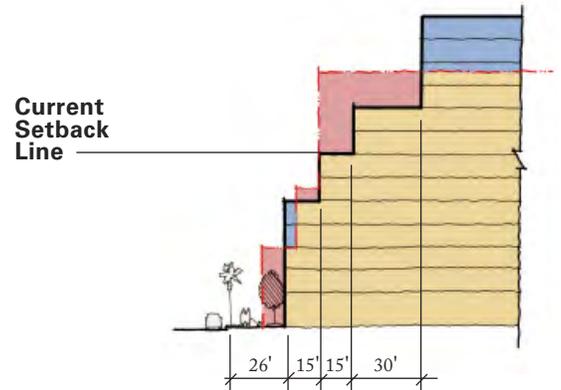


Cross-section of the proposed guidelines under Type A. Note: dashed red line denotes existing setback criteria

TYPE B:

Downtown Commercial Streets:

Typical downtown streets should have a minimum of 26'-0" setbacks from the curb to provide space for sidewalks, landscape treatment with shade trees, and sidewalk cafes. The facades can have a variety of setbacks. The typical condition should be a full five stories with shallow setbacks for the upper floors.

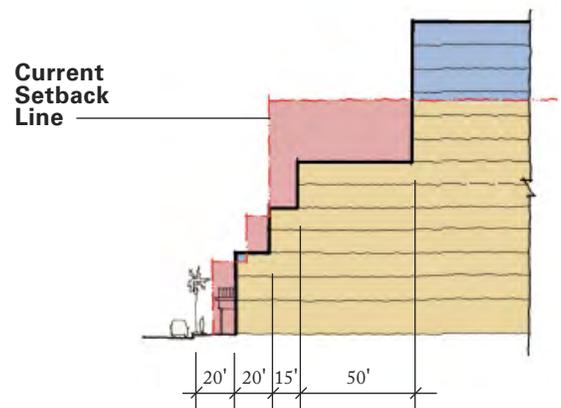


Cross-section of the proposed guidelines under Type B

TYPE C:

Small Scale Streets:

Small scale streets should have setbacks of 16'-0" (commercial) to 20'-0" (residential), depending on ground floor uses, with building facades of three or four stories in height. Taller building masses should be set back a minimum of 20'-0" from the lower facade in order to not be visible from the opposite sidewalk.



Cross-section of the proposed guidelines under Type C

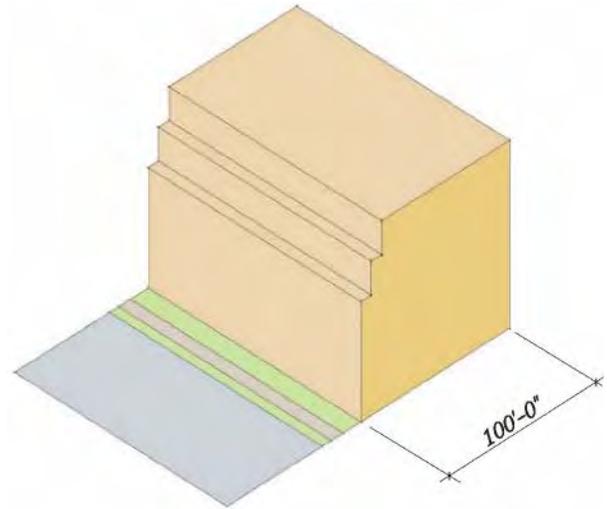
STEP 2: Determine General Building Envelope

The capacity of the site as determined by the current downtown development order design parameters will determine the maximum amount of development permitted on the site. Therefore, the first step will be to determine that capacity by using the building envelope that conforms to existing setbacks, open space and existing height requirements. This should be calculated in floor area, FAR, and/or cubic volume, as appropriate.

The essential quality to achieve is that of a walkable traditional streetscape in which a collection of smaller buildings are lined up to create a continuous street facade, but one which has a succession of memorable individual places along the way. This will provide the diversity needed to create a lively and active streetscape, so that as people move from one place to another they have a pleasant experience.

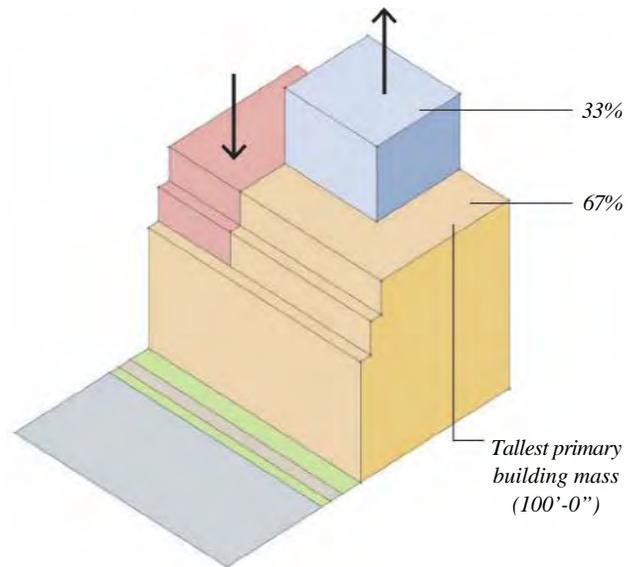
Using the required setbacks in the proposed guidelines as noted in Step 1, determine the general building envelope.

- » For every increase in the height of a building that results in an increase of the volume of a building above the current height limit of 100 feet, there must be an equal or greater decrease in height achieved by decreasing the volume of the new building or other new buildings on the site below 100 feet.
- » The maximum height of any primary building mass shall be 140'-0" and will normally be limited to 33% of the overall buildable footprint as of July 21, 2008.
- » However, up to 50% of the overall building footprint may be approved for an increase up to 140'-0" if necessary to achieve general consistency with these guidelines.



Type A prototype building envelope

By reducing the building volume in some areas, an equivalent volume



can then be redistributed above 140'-0", up to 33% of the tallest primary building mass.

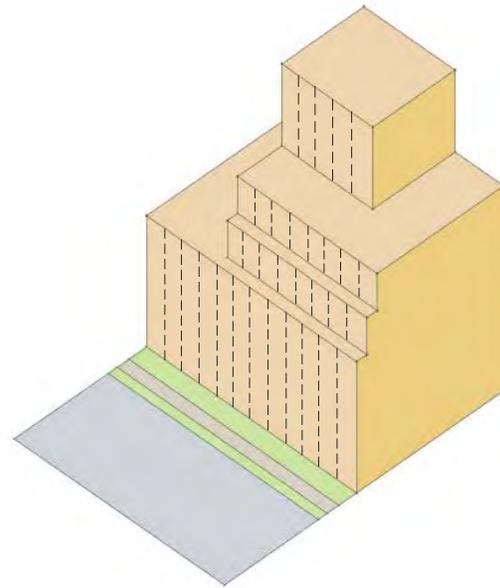
STEP 3: Establish Architectural Bays

Great cities, towns and neighborhoods generally have a cadence of building facades when a collection of smaller buildings are lined up to create a continuous street facade. One of the distinguishing characteristics of Mizner's architecture is the creativity and picturesque qualities within a unified and regular bay spacing. Taking a similar approach for new development will provide the diversity needed to create a lively and active streetscape. The following requirements must be met:

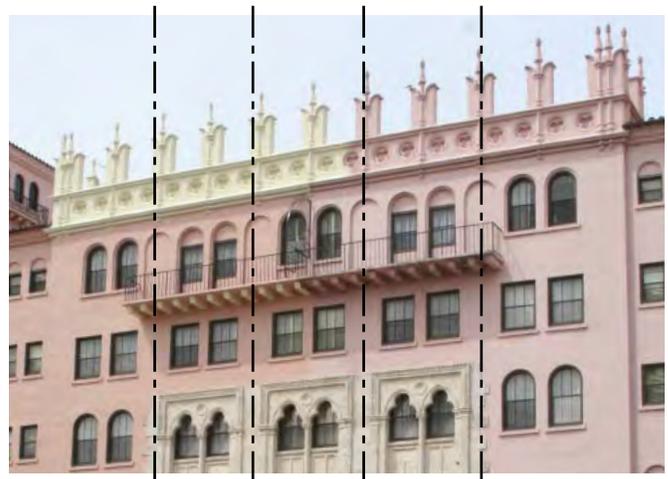
- » All street-facing building facades must be divided into architectural bays. An architectural bay is defined as: A vertical division of the exterior of a building marked not by walls but by doors, windows, projections, roof compartments, etc.
- » Each architectural bay will be a minimum of 7'-0" wide and a maximum of 14'-0" wide.
- » Bays that occur at the end of a facade or at corners may be a maximum of 15'-0" wide.
- » Each street-facing building facade shall be no more than 12 bays wide.
- » Buildings wider than 12 bays shall be comprised of multiple facades, each of which shall be no greater than 12 bays wide. Corner buildings will be allowed 12 bays in each direction.
- » Buildings along public streets with multiple facades shall be offset from one another and articulated with different colors and materials.



Elevation view of architectural bays



Street Type A prototype building with architectural bays



Addison Mizner's architectural bays

STEP 4: Determine Building Massing

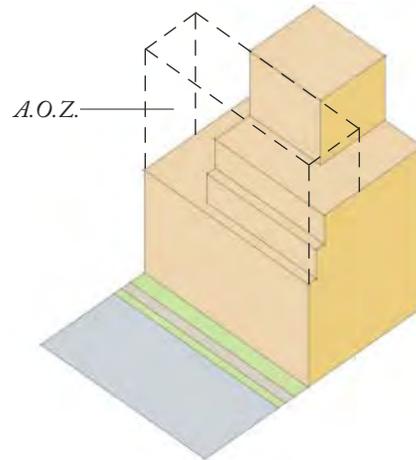
In order to create an interesting skyline along public streets, a building must vary its massing. Addison Mizner was a master of this approach. Varied massing can be accomplished by the following means:

A. THE ARCHITECTURAL OPPORTUNITY ZONE (A.O.Z.)

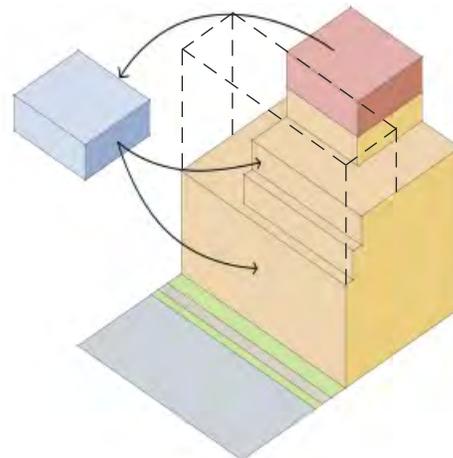
- » The A.O.Z. is defined as the space above the vertical setbacks as defined in Steps 1 and 2, to a maximum height of 140'-0". Within this zone, occupiable space can be added under the following conditions:
- » For any addition of occupied space within the A.O.Z. there must be an equivalent reduction in the overall building volume.
- » Occupied space within the A.O.Z. shall be limited to five bays of aggregate width, or two-thirds of the overall number of bays; whichever is less.
- » Occupied space is limited to 35% of the total A.O.Z. volume.
- » Special elements that create tall slender tower forms are encouraged.

B. MASSING PROJECTIONS

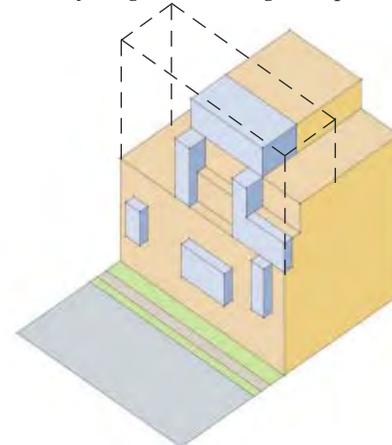
- » Conditioned architectural projections (such as bay windows) that align with bay spacing, may be permitted up to 7'-0" into the building setback as a cantilevered mass above the ground floor up to the first vertical building setback.
- » For any addition of occupied space into the setback area there must be an equivalent reduction in the overall building volume.
- » In order to create loggias, cantilevered projections at the second floor may post down to the ground level.
- » Projections may occur at a maximum aggregate width of five bays or two-thirds the number of bays, whichever is less.



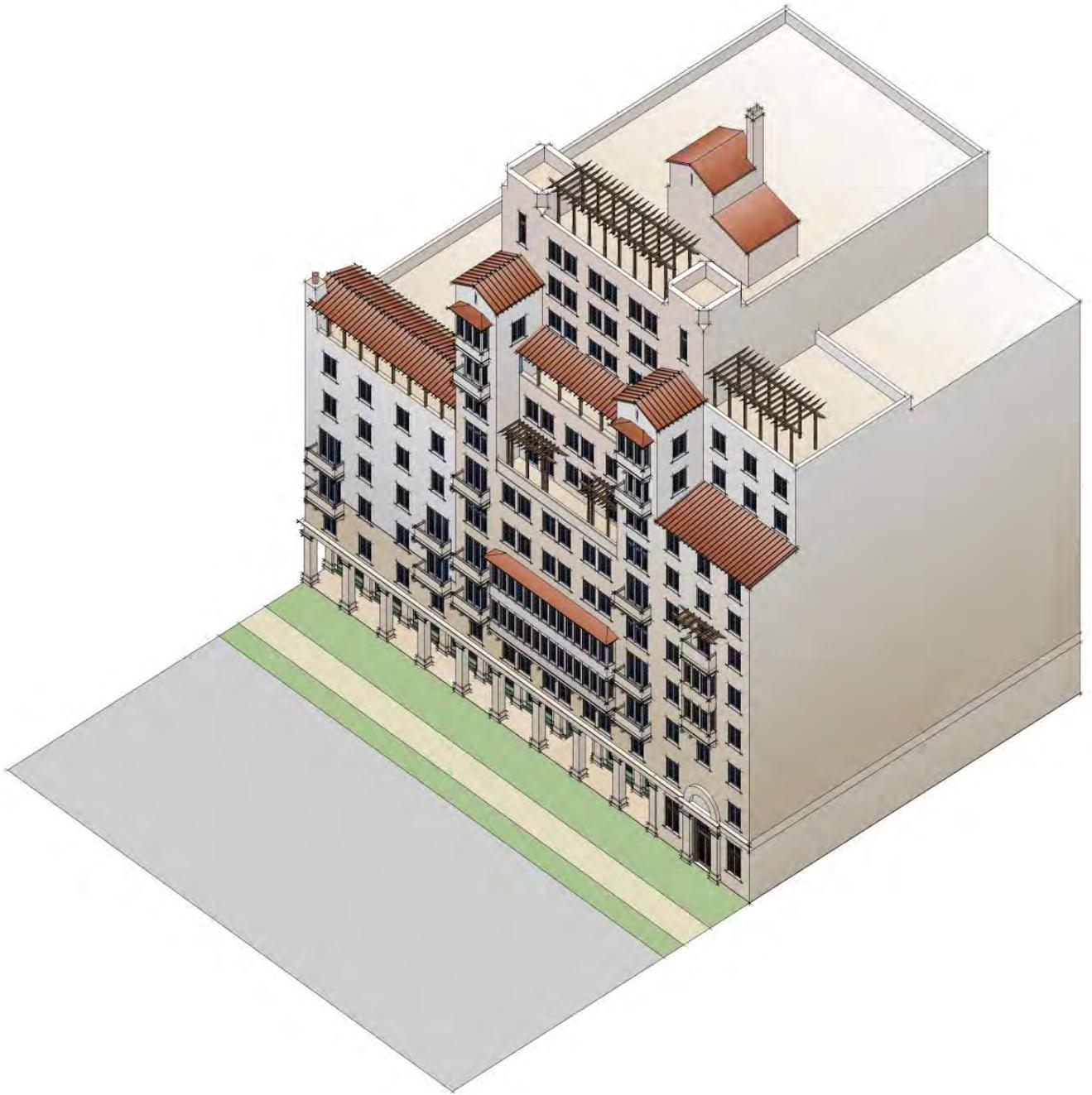
General building envelope w/ A.O.Z. indicated



Volume subtracted from general building envelope



Volume added to A.O.Z. and massing projections



Axonometric view of the overall composition

STEP 5a: Building Articulation

The articulation of a building's mass provides a sense of human scale, reinforces the rhythm of architectural bays, and adds visual interest to the overall composition. Buildings typically are organized into three distinct sections: a top (skyline), mid-section, and a base. The following categories reinforce this concept by highlighting common building elements and their appropriate vertical organization.

A. SKYLINE

- » The skyline of tall buildings is extremely important. The tops of taller elements, including mechanical enclosures, must be articulated with architectural features which create an attractive skyline.
- » They must have elements and embellishments which indicate human habitation on the upper floors.
- » Unoccupied tower elements or mechanical enclosures located above 140 feet may extend a maximum of 20'-0" above the height of the tallest primary building mass to a maximum of 160'-0".
- » Individual elements or enclosures shall be limited to 13% of the area of the tallest primary building mass and collectively shall not exceed 26% of this area. (Ratios determined through testing of alternate designs.)



Illustrative example



Example of a trellis



Street Type A example



STEP 5b: Building Articulation

B. MID-SECTION

This area of a building is defined largely by architectural bays and the elements within them:

WINDOWS

- » Windows provide a sense of activity for both commercial and residential buildings, giving the feel of a vibrant and enjoyable place.
- » Windows should be appropriately scaled to their function, whether those functions are retail, commercial, or residential in nature.
- » Where shutters are used, their width should be one half of the window opening.

BALCONIES

- » Balconies reinforce the sense of activity within a building and provide a connection to the outdoors for building occupants.
- » Materials should be consistent with the architectural style of the building, and scaled appropriately according to the doorways that open onto them.
- » As balconies do not increase the occupied space of a building, they do not impact the overall development area as outlined in Step 4.



Example of commercial windows and balconies



Street Type A example



STEP 5c: Building Articulation

C. GROUND FLOOR TREATMENTS

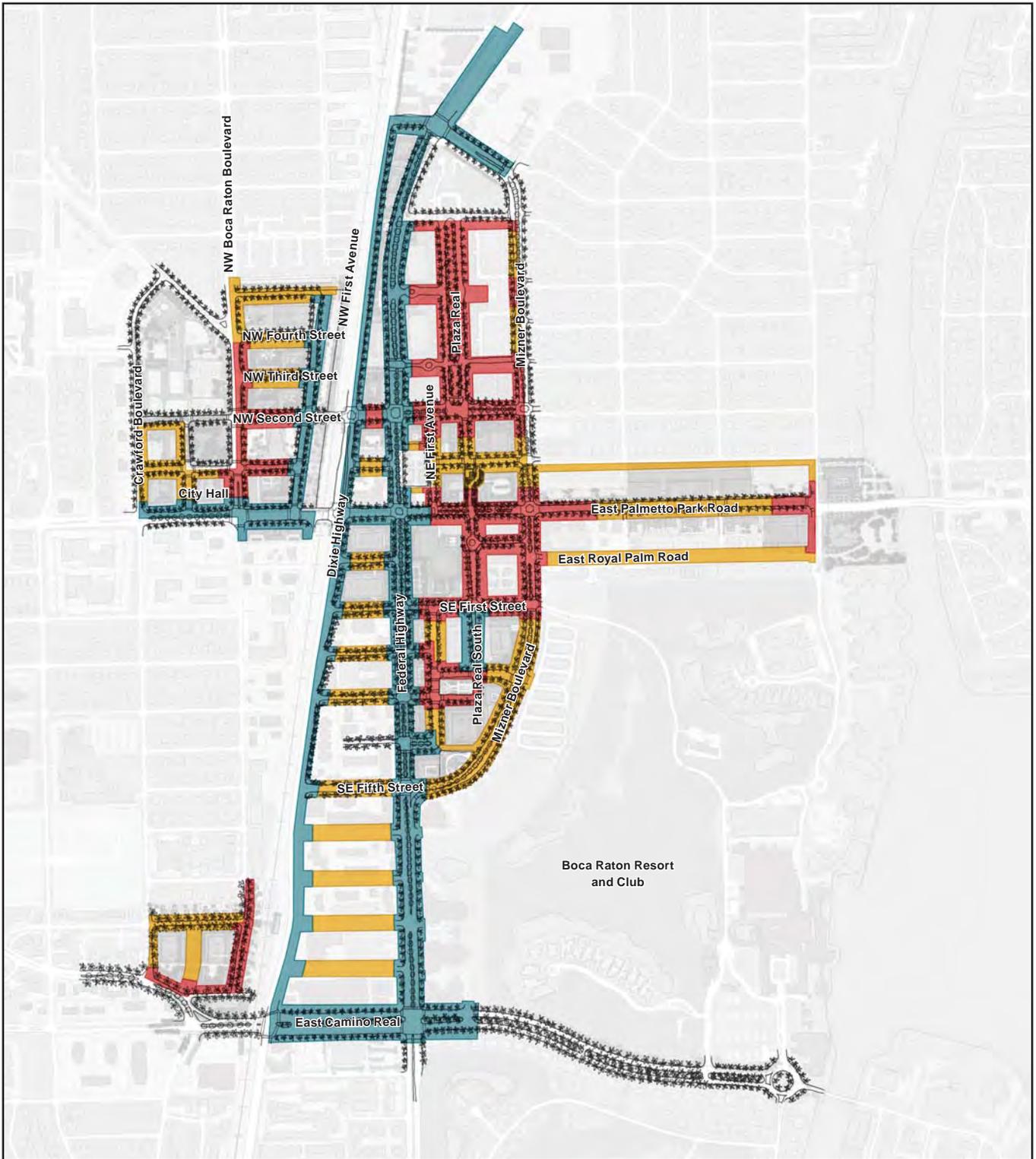
The details for the ground floor treatment should add to the quality of the pedestrian experience. They include:

- » Active uses on the ground floor of buildings
- » For ground floor public uses such as retail shops there should be Storefronts
- » For ground floor Residential uses there should be landscaped area to provide a buffer and appropriate doors and windows
- » The ground plane should include areas for outside dining and gathering
- » The ground plane should include planting beds for ornamental flowers and trees
- » Shade trees, as well as palm trees should be provided along the street spaces
- » Pergolas, and other shade devices can be a substitute for shade trees
- » Ground floor arcades are encouraged
- » Light fixtures on the buildings as well as street light fixtures should be provided
- » Lower floors should have box windows and balconies projecting beyond the facade of the building to provide views up and down the street.



Street Type A example



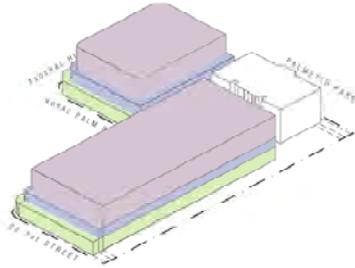


A framework diagram showing the streets of Boca Raton based upon type

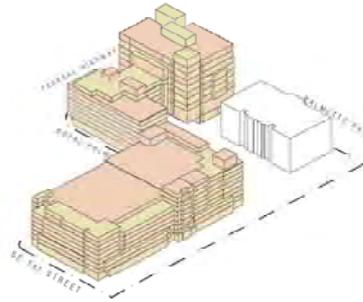


Compliance Checklist of Dimensional Attributes with Sample Entries

**SAMPLE
ALLOWED
7/21/08**



**SAMPLE
PROPOSED**



| | | | | |
|--|----------------------|---------------------|---------------------|--|
| Floor Area (includes parking) | 944,717 sq. ft. | 799,247 sq. ft. | 145,470 sq. ft. | 15.3% Reduction in Floor Area |
| FAR - Floor Area Ratio (excludes parking) | 3.01 FAR | 2.32 FAR | 0.69 FAR | 22.2% Reduction in FAR |
| Cubic Volume | 11,032,720 cubic ft. | 8,957,654 cubic ft. | 2,075,066 cubic ft. | 18.8% Reduction in Cubic Volume |
| % of 7/21/08 Allowed Footprint above 100 feet | 0% | 32.4% | 32.4% | Less than 33% of Allowed 7/28/08 above 100 feet |
| For every Increase above 100 feet a Decrease below 100 feet | | | | |
| Cubic Volume above 100 feet | 0 cubic ft. | 728,426 cubic ft. | 728,426 cubic ft. | Increased Cubic Volume above 100 feet |
| Cubic Volume below 100 feet | 11,032,720 cubic ft. | 8,229,228 cubic ft. | 2,803,492 cubic ft. | Greater Reduction in Cubic Volume below 100 feet |
| Open Area | | | | |
| Open Area from Ground to Sky | 26% | 46% | 20% | 76.9% Increase in Area Open from Ground to Sky |
| Open Area Covered (maximum) | 14% | 10% | -4% | Less than Maximum |
| Total Open Area | 40% | 56% | 16% | 40% Increase in Total Open Area |
| Building & Site Heights | | | | |
| Maximum | 100 feet | 140 feet | 40 feet | 40 feet allowed on 33% of 7/21/08 Footprint |

Compliance Checklist of Qualitative Attributes with Sample Entries

I. COMMUNITY PATTERNS

1 Pedestrian Scale Street Space:

- » Appropriate dimension of sidewalk and public open space based on street type, measured from curb – **Generous pedestrian frontages**
- » Amount of public open space on the site – **Exceeds required amounts**
 - » Streetscape treatment including trees and landscaped areas – **Significant landscaping shown**
- » Streetscape elements such as pergolas, street lights and other elements – **Expansive loggias and a large fountain shown**

2 Building Massing that provides the appropriate scale for the width and type of street – **Scale responds well to the intersection and pedestrians**

3 Building facades that enhance the pedestrian scale street space: Ground floor treatment of buildings that is human scale

- » Facades with active uses on the ground floor with open facades – **Abundant store frontage and shaded areas**
- » Facades with active uses on upper floors with appropriate openings and windows – **Balconies and loggias shown on most facades**
- » Arcades or other elements which expand the public space within the building footprint – **A strength of the proposed project**

4 Site Plan that screens service and other uses from designated public spaces – **Services face appropriate areas and do not front public spaces**

II. ARCHITECTURAL PATTERNS

1 Building Massing that is appropriate for its context:

- » Height of street facade that relates to scale of street and width of pedestrian space – **Scale devices relate to pedestrians, facades respond to the intersections**

- » Variety of Massing and height that provides diverse streetscapes – **Varied heights and eaves are appropriate**

2 Horizontal articulation:

- » An effective “base” of one or two stories that provides scale for the pedestrian – **Double height ground floor conforms**
- » A strongly articulated “top” to building masses that provide an effective sky line – **Well defined sky line, tower elements and significant offsets**
- » A well defined “middle” – **Clearly readable in elevation and perspective views**

3 Vertical Articulation:

- » Facades on properties greater than 50'-0" in width, must be articulated as smaller vertical building masses of 12 bays or less – **Vertical articulations are less than 12**
- » Each of the smaller building masses should be defined with:
 1. a minimum of 3'-0" change of plane in plan.
 2. a minimum of two of the following:
 - a. Change of height – **Yes**
 - b. Change of material and color
 - c. Change of window configuration – **Yes**
 - d. Change of detail elements – **Yes**
 3. a distinctive base treatment – **Yes**
 4. a distinctive top or roof treatment – **Yes**

4 Facade composition:

- » Windows shall be vertically proportioned and spaced so the minimum ratio between window and wall is 50% in linear measurement – **Windows appear vertical in their reading**
- » There shall be a variety of size and type of windows on large facades – **Variations are appropriate**

» Special elements: Balconies, pergolas, loggias, are essential to the creation of congenial pedestrian spaces. These elements are especially important on the lower floors of buildings to add to the character of the street. They should include planters and other means of providing landscape elements on the building facades. Loggias and Pergolas are effective on upper floors but need to be larger scale than those on lower floors. – **Another strength of the project - significant elements included**

5 Towers and Roof Top Elements:

- » The tops of buildings should have towers and architectural features that provide character and visual interest for the skyline. – **Substantial tower element at the primary intersection**
- » Towers size and height conform to the design guideline formulas – **No heights above 160'-0"**
- » They must be treated as architectural features that are compatible with the architecture of the building. – **Designs are compatible**
- » They must be designed as an integral part of the facades – **Confirmed**