

11 N Andrews
11 N Andrews Avenue

Alternate Design Solution

Site Zoning Context:

The project is located within the Regional Activity Center – City Center (RAC-CC) zoning district, within the Downtown Core, an area intended to support the highest intensity of mixed-use development within a dense urban environment.

The surrounding area along North Andrews Avenue and West Broward Boulevard is characterized by a mix of existing and emerging mid-to high-rise residential, commercial, and mixed-use developments that contribute to the evolving skyline and urban fabric of Downtown Fort Lauderdale.

This property's location within the RAC-CC district supports vertical development, active ground floor uses, and a pedestrian-oriented public realm, consistent with the vision of the Downtown Master Plan.

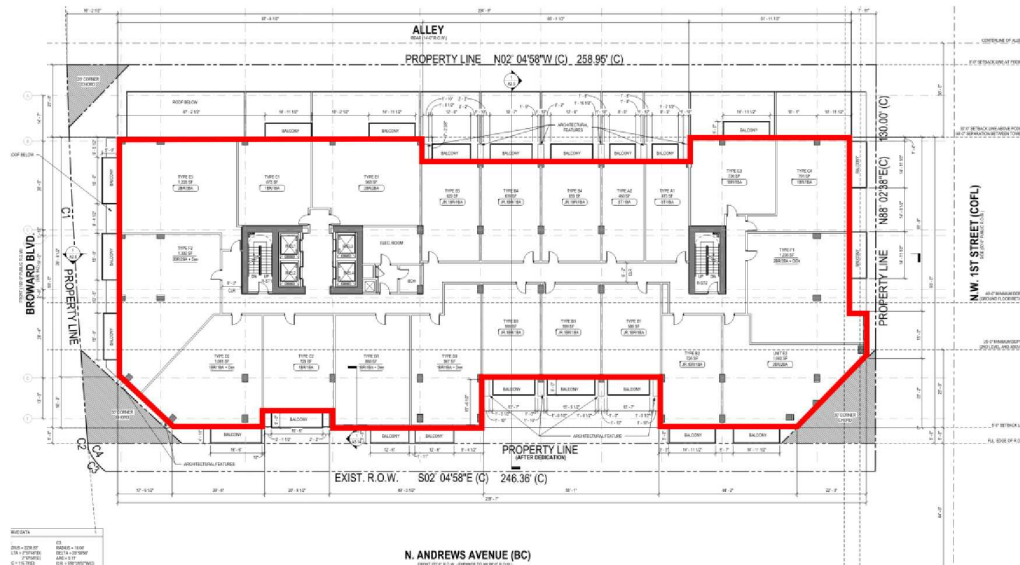
Requests for Alternate Design Solution:

The project is requesting review of three alternate design solutions based on the "Downtown Master Plan Standards"

- A. Increased Floor Plate: The residential tower is proposed with a 20,020 SF floor plate, which exceeds the Downtown Master Plan preferred tower floor plate.
- B. Local Streetscape Cross Section NE 1st: The face of the building facing N.W. 1st Street is proposed 27'-8" from the centerline of the right of way, where 35' is required, for a maximum building encroachment of 7 feet 4 inches.
- C. Tower Separation West Alley: The balconies facing the alley to the west are proposed 25' from the centerline of the alley, where 30' is required, for a maximum encroachment of 5 feet for the balconies only.

A. Increased Floor Plate: Rationale and Justification for Alternate Design Solution:

This request is intended to support an attractive and well-functioning mixed-use development that aligns with the intensity and character of the Downtown core. The residential tower is proposed with a 20,020 SF floor plate, which allows for the tower to be more intentionally shaped, more thoughtfully expressive and read as separate adjacent masses. The height of the tower, as part of this site plan amendment, is being reduced from 37 floors to 27 floors. The lower building corresponds to the appropriate sizing of the tower floor plate. The top amenity level is significantly smaller than the residential floors below, giving an expressive and contrasting silhouette, which would also not be possible if the residential floor plates were smaller.



The floor plate is not a simple rectangular form, but a barbel that cinches the middle of the tower with a notch on both the east and the west, which creates vertical visual relief to the 27-story project. This vertical relief, when engaged with the design strategy of vertically oriented projected balconies creates the appearance of two separate smaller adjacent towers. This perceived division is further reinforced through façade variation, and vertical expression of fins at the notch, which collectively contribute to a more refined and human-scaled architectural composition.

The fins at the notch are continuous vertical element from the ground level entry experience up and over the 27th floor amenity space. The larger residential floor plates allow for the amenity floor plate at the top of the building to create an expressive building top, by leaning into a contrast in massing, profile, materiality and silhouette.



*East façade rendered during the day and the night
26th floor amenity and fins at notch render dynamic rooftop silhouette*

Summary: The tower utilizes the additional floor plate size to intentionally create relief, provide distinct vertical expression both in the day and the night, improves the silhouette of the building's top against the skyline and reduces the perceived mass of the building improving the overall building design within Downtown.

B. Local Streetscape Cross Section NW 1st: Rationale and Justification for Alternate Design Solution:

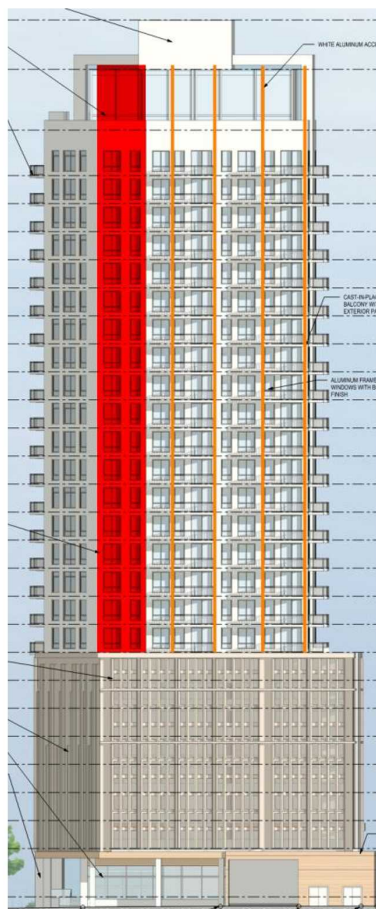
This request is to allow a NW 1st Street cross section of 27 feet and 8 inches from the centerline of NW 1st Street. Placing the building in this location supports the request by the Fort Lauderdale Design Staff to improve the cross section and corridor development along Broward Boulevard on the opposite (south) end of the site. The building is not parallel to Broward Boulevard, but provides the following setbacks:

- 23'-7 1/2" – 28'-9" at the ground level arcade
- 7'-10" – 11'-10" at the podium
- 11'-5" – 15'-5" at the residential tower

To accommodate the requested additional setback along Broward Boulevard the project team shifted the podium and tower to provide a more appropriate solution for the future development of Broward Boulevard. Instead of flattening the North façade to comply with the cross section the team proposes to break the approximately 93' wide façade into three distinct vertical elements: the chamfered corner grounding the tower onto the podium, and two separate balcony stacks. The design maintains a consistent design to the tower, regardless of orientation, nor setback, that provides vertical relief.

The placement of the building and balconies within the required setback allows the North façade to be as equally articulated as the other facades.

As a North facing façade, this wall could have been designed flush behind the setback line without balconies but instead is maintained as part of the holistic tower design – giving the same attention to this façade’s verticality, play, and variety as the other orientations.



*North façade rendered during the day showing relief at corner by balconies,
North façade diagramed showing vertical organization and rhythm*

Summary: This building placement allows the façade and balconies to create a rhythm and texture that provides light and air to move around the façade, while also providing the requested increased setbacks along Broward Boulevard.

C. Tower Separation West Alley: Rationale and Justification for Alternate Design Solution:

This request is for balconies on the West side of the tower within the tower separation dimensions and builds on the previous request for an alternative design solution. Placement of the balconies in this location provides a 25-foot separation from the centerline of the alley and a 55-foot separation from a hypothetical tower that could be built on the property west of the site. The balconies' placement here allows for vertical organization to be carried around the West façade with the same meaningful relief and depth.

This length of façade helps to create a meaningful proportion and scale to the corner element as visible from a long distance to the project. The design and development of the balconies as open on three sides create a filtered visual condition rather than an obstructive condition that softens the corner views of the tower.

Summary: The balcony encroachment allows the façade depth and the balcony articulation to provide meaningful long view articulation and improves the overall visual appearance of the tower at oblique and long views on all facades including the North, while also providing the requested increased setbacks along Broward Boulevard.

Justification:

Despite the increased tower floorplate and the two encroachments, the design provides a carefully considered tower with cared massing, distinct vertical expression, softened edges and a refined and airy silhouette against the skyline. Through these noted alternative design strategies, the building achieves the intent of the design standards by maximizing view corridors, increasing design character and enhancing skyline articulation.