



CITY OF
TALLAHASSEE

1309
ALABAMA STREET

SCHEMATIC DESIGN STUDY

January 2023

Architects Lewis + Whitlock

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INTRODUCTION + DESIGN GOALS

DESIGN STATEMENT

The Office of Economic Vitality (OEV) purchased the grocery store at 1309 Alabama Street in 2019 and subsequently, the title was transferred to the City of Tallahassee to be used for a healthy food store or other economic benefit for the Griffin Heights Neighborhood. The purchase supports Strategy ED&RE 5.1 identified in the Griffin Heights Neighborhood First Plan, which outlines a 'pathway to economic and social improvement for the Griffin Heights Community.'

The design team surveyed existing conditions in October 2022 to provide 1) an assessment of work required to meet current building codes, 2) an opinion of probable cost, and 3) a proposed schedule to complete design. Observations of existing conditions, our recommendations, and opinion of probable cost are included in this report. The design and documentation phases of this project are anticipated to take 4-5 months to complete.

Two options for construction are identified, including 1) renovation of the existing building and site, and 2) demolition of the existing facility/construction of a new building. The design team is sensitive to the positive impact this facility may have on the Griffin Heights community, and proposes use of durable yet cost-effective materials, efficient utilities, and floor plan strategies that maximize opportunity for vendor success. Safety, access, and ease of use will also be considered during future design phases. Community input and potential vendor types will continue to be integrated in to the design.

EXISTING CONDITIONS OBSERVATIONS



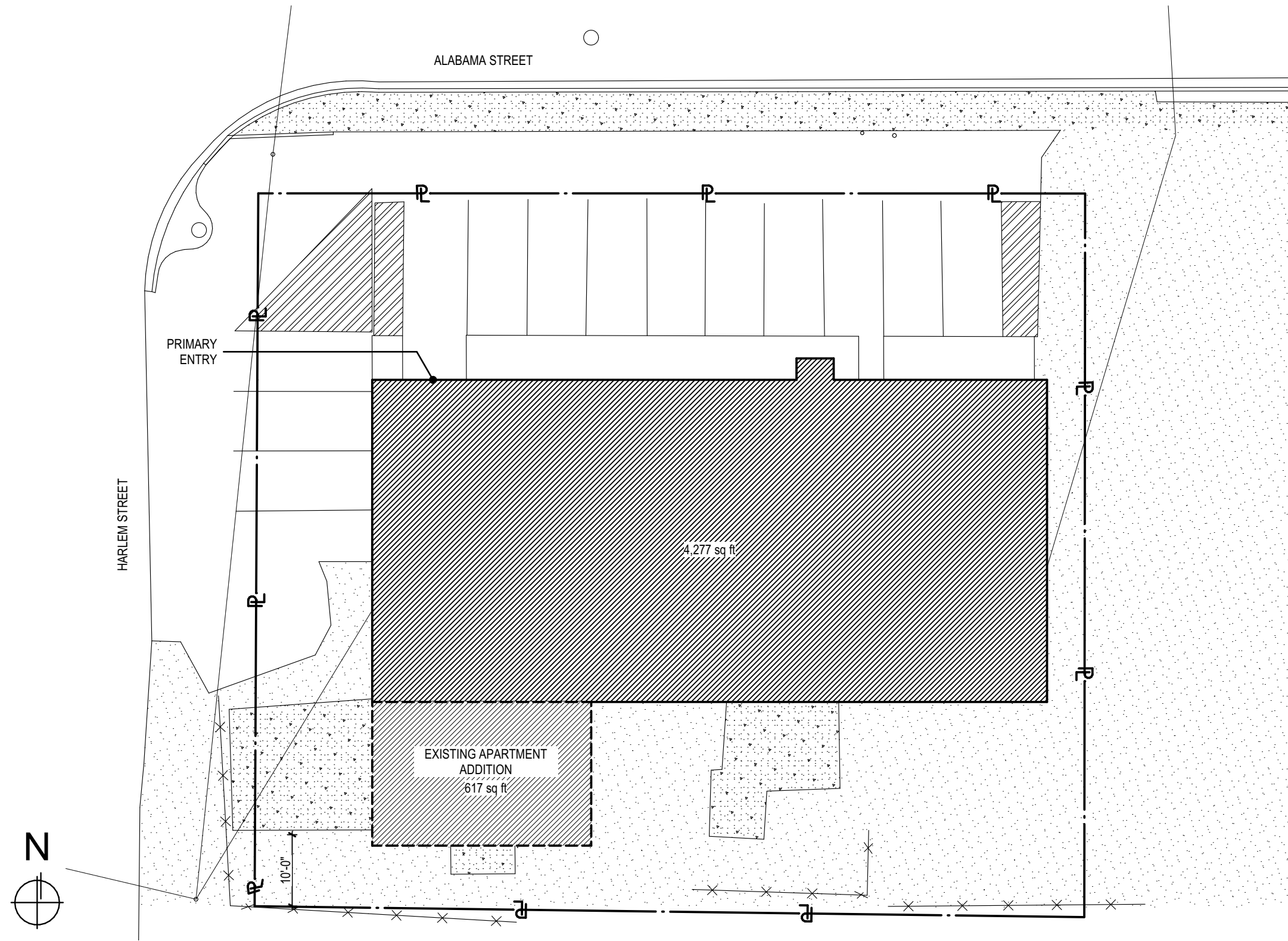
EXISTING CONDITIONS

SITE OBSERVATIONS

As it stands today, the site is in a deteriorated state. The existing asphalt is in poor condition with ill-defined edges. There is a continuous concrete curb ramp from Alabama Street to the ill-defined parking area north of the building. Landscaping areas are minimal on site with no defined ground cover or shrubbery. The plantings that are present appear to be voluntary and are not maintained.

BUILDING OBSERVATIONS

The existing building is a one-story, +/- 4,900 sf concrete block (CMU) building with a wood framed roof system, built in 1953. The flooring system throughout the building is slab-on-grade with 3 different finish floor elevations varying by +/-10" from east to west. The presence of a vapor barrier under the slab is not known, but assumed to be an asphalt membrane type if present. The load bearing CMU walls appear to be in fair condition. Interior walls are a combination of CMU and wood studs with either plaster or drywall sheathing. Most interior walls are damaged and not considered serviceable for renovation. There is no observable insulation or vapor barrier present at exterior walls. The roof membrane consists of asphalt shingles over wood decking. The roof envelope has visible holes where the roofing membrane and supporting wood deck are missing and portions of the ceiling have collapsed. Visible signs of wood rot are seen in several locations throughout the building.



EXISTING SITE PLAN

A site visit was performed on Thursday, October 13th 2022, to survey the existing conditions. The following conditions were observed.

EXISTING STRUCTURAL

The primary support members consisted of exterior CMU bearing walls along with interior structural steel framing; wood trusses and plywood decking formed the roof. There were no existing drawings provided - the specific foundation type for this building is undetermined. It is believed to be a shallow concrete foundation based on the general characteristics of the facility.

The primary focus during this inspection was to determine the structural adequacy of the existing building and evaluate its ability to withstand a potential renovation. An assessment of the existing hazards to public safety was also completed, as well as identification of any other structural related concerns that would prevent public occupancy of the structure.

This assessment is limited to the items which were accessible and visible during the time of inspection. Items such as the internal wall reinforcement, building foundation below grade and the various fasteners attaching these components to their respective members, were not inspected. There were also specific areas of the building which were not accessible during the initial inspection that are not explicitly addressed within this report but could also have structural issues outside of the ones that are listed within this report.

INITIAL FINDINGS DURING INSPECTION & PRELIMINARY ASSESSMENT

ROOF FRAMING

At the time of inspection, the existing roof was in a state of disrepair. Several portions of the roof had completely caved-in, and the remaining portions appeared to have experienced significant water damage. Based on the severity of the existing damage it is recommended that the roof framing be replaced in its entirety.

INTERIOR STEEL FRAMING

The interior steel framing appears to be in sufficient shape to meet the existing layout, but there could be modifications required to meet the current provisions of the governing codes. As of now, the current members are supporting the roof system that we recommended to be replaced; the new roofing materials and/or layout could significantly impact the existing steel capacities. These steel support members could also be subject to removal to aid in the construction process or due to unknown conditions at the base of the framing (currently concealed).

SLAB ON GRADE

From a structural standpoint the existing slab on grade is likely adequate to meet the future anticipated loading, but there are several service-related issues present. The existing floors are unlevelled and there are sporadic step-downs which do not align with any other framing members. This would likely present a tripping hazard and also create difficulties with partitioning this space in the future without a major retrofit option. The most cost-effective solution to addressing the service-related issues with the floor at this facility would likely be to demolish and replace the existing slab in its entirety.

EXTERIOR CMU WALLS

The existing exterior walls are likely sufficient to meet the previous loading but may not be adequate for future use if there is a significant change in the loading conditions. A change in loading could be due to the reconfiguration of a new roof or a reclassification of the building structure. Based on our previous experience with buildings of this nature, there are few cost-effective options to retrofit the exterior walls that would meet the overall budget for this project (if they are found to be inadequate).

ENGINEERING ANALYSIS



EXISTING MECHANICAL

Existing mechanical ductwork and air handling units throughout the entire site were in disrepair and poorly installed in its current state. The powered equipment was at the end of its life and the distribution devices and ductwork were dirty and covered with micro-organisms.

Existing Interior HVAC equipment M# Ahu: Goodman ARUF486016CA; 4 ton unit
At its end of life and not functioning. Not worth keeping.

Outside air to the interior units was not located.

Existing indoor cooler-freezer air handling equipment is rusted and in disrepair. It did not seem to have been functioning for some time.



Existing outdoor equipment was surrounded by overgrown plants and a torn-up fence. There was a failed roofing system sitting on top of some of the cooler-freezer outdoor units, they seemed to be crushed. There was little chance to access and properly confirm its age. From the visual survey which was able to be performed from outside of the fence the units were in disrepair and did not seem to have been functioning for some time.

Existing exhaust fan and make up air fan for the kitchen equipment was roof mounted with exterior ductwork. This is a poor installation and does not currently meet code. This equipment has not been functioning for some time. It was dirty and in disrepair. Not worth keeping.



EXISTING PLUMBING

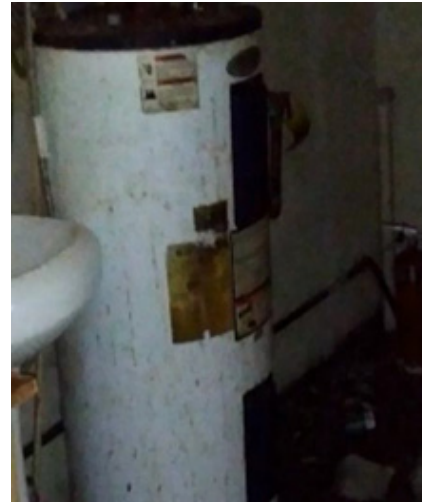
Existing plumbing fixtures were in disrepair.

Service piping did not appear to be functioning properly.

The underground sanitary piping was unable to be properly verified but due to its age it is the opinion of this engineer that would be a good idea to run a new service to the building.

Gas service was not able to be located on site but has been confirmed to be available to the site.

The existing water heater was in disrepair and would need to be replaced.



EXISTING ELECTRICAL

Service The building is served from a 120/240V single-phase overhead service and three meters on the west end of the building, and also a 120/240V single-phase overhead service and meter base on the east end of the building. None of the meters are active. NEC (National Electrical Code) requires all services are to be grouped together, so the existing service configuration is not allowed, and will need to be addressed in any contemplated renovation. Also, service may need to be upgraded to 3-phase, depending on final intended occupancy.

Distribution Equipment The distribution equipment consists of single-phase electrical panels, 200A and smaller. The main panel in the area that was previously a store is about 30-40 years old, and is beyond its expected service life; it should be replaced. Existing location of panels does not seem to allow adequate clearances required by code. Panels need to be replaced as part of any contemplated renovation.

Wiring Several wiring types were observed, including concealed wiring, surface mounted raceway, exposed MC cable, and exposed Romex cable. The exposed cabling is not permitted by NEC, as it is subject to physical damage. General assessment of the wiring system is that it is in poor condition, and should be replaced as part of any contemplated renovation.

Lighting Much of the lighting has been damaged due to vandalism, but, generally, interior lighting is fluorescent, and exterior lighting is florescent or HID type. Lighting and controls are old outdated and will consume much more energy than new LED lighting. Any existing emergency lighting would require replacement of batteries. All lighting should be replaced as part of any contemplated renovation.

Low Voltage Systems No fire alarm is installed. Low voltage cabling is generally outdated and, in some cases, has been damaged due to vandalism. Low voltage systems should be replaced as part of any contemplated renovation.

photo: service/meter at west end of building. Additional service is at the east end.



photo: main panel in existing store space. This panel is obsolete & beyond expected service life.



photo: store interior. Exposed cabling is not permitted by NEC. Lighting is fluorescent.



RECOMMENDATIONS

SUMMARY

Based on the above observations, as well as observations made by the engineering team, the following conditions must be addressed to bring the existing building up to code to accommodate a grocery tenant.

1. The changes in slab elevations must be addressed to provide accessibility if occupied as one tenant. If the building were to be divided into two separate tenants, the change in elevation may not be a problem.
2. The exterior CMU walls will require temporary bracing to remain in tact during construction. A secondary wall system will be required interior to the CMU walls to provide additional bracing, provide a cavity for code required insulation, and provide chase area to run utilities.
3. The existing roof membrane and roof structure have failed in many locations and require replacement.
4. The mechanical, plumbing and electrical systems are all either at the end of expected service life, are in advanced state of disrepair, and are not code complaint for reuse.

Based on the above observations, it is the recommendation of the design team that the existing site elements and building be demolished so that a new low maintenance, code compliant, and energy efficient facility can be constructed.

STRUCTURAL

Given the series of issues within this existing facility, along with all of the unknown conditions yet to be discovered, the most effective solution for this project would be to demolish the existing structure and construct a new facility based on the specific needs of this project.

It the opinion of Johnson + Milner, Inc. (structural engineers) that existing roof structure is beyond repair and that the current slab on grade will also need to be replaced in its entirety (largely due to service-related issues). The remaining exterior walls and supporting steel would need to be temporarily braced and/or shored during the demolition of the slab & roof. This would significantly complicate the demolition process, thus adding additional cost to the overall project with little overall benefit. In other words, the cost of saving the remaining structure (CMU walls & steel beams and columns), could potentially exceed the cost to demolish and replace them items.

There is also the huge potential that other issues may exist within the facility that are currently concealed (i.e., inadequate building foundations, deterioration of framing members below grade, insufficient wall reinforcing steel, issues contained within the inaccessible areas that were not yet inspected, etc.). These issues could further constrain the project moving forward and limit the options for future use.

MECH | PLUMBING

It is the recommendation of FSM Engineering to fully remove all Mechanical/Plumbing equipment, fixtures and service piping and provide new in the next phase.

ELECTRICAL

It is the recommendation of Applied Research and Design, Inc. that all existing electrical systems should be replaced as part of any contemplated renovation. There is no electrical equipment, fixtures, devices, or wiring that merits re-use. Cost for replacement of electrical systems would be about the same whether the existing building is renovated or demolished and replaced with new construction.

ZONING REQUIREMENTS

OPTION 1: REMODEL EXISTING BUILDING

The parcel size is 0.26 acres in size and is zoned NB-1 (Neighborhood Boundary 1) and is located within the Multi-Modal Transportation District (MMTD). The site was submitted and reviewed by the City Planning Department through the Pre-Submittal Review Process on October 13, 2022. A copy of the comments are included in this report. As a redevelopment under 2,500 square feet of disturbance and/or construction, the project is exempt from Site Plan review, but will be subject to the Building Permit review process. If the building is demolished, the project is subject to Site Plan Review and the requirements of the MMTD zoning requirements.

COT Presubmittal Review Comments:



Caution: The information provided herein may be incomplete. The user of this document is cautioned that the information shown is subject to change prior to issuance of the final set of comments, and receipt of an Applicant Resubmit Assignment notice. An individual should proceed at their own risk when using a list of partial draft comments to formulate replies prior to receiving the Applicant Resubmit Assignment notice containing the complete list of comments.

TPA220145 – All Comments Report - 10/12/2022

Comment ID	Group Name	Cycle	Sheet Name	Comment Text	Reviewer Follow-up	Comment Status	Date	Response
SM1	Star Metro	1	SP-SPDwgs	StarMetro requires a pedestrian path that meets ADA compliance from the concrete sidewalk in front of the building to the sidewalk. This path can be denoted via an extension of the concrete sidewalk or a painted delineation as long as the painted delineation is ADA compliant. StarMetro is requesting replacement of or funds in lieu of replacing the concrete pad located at the northeast corner (stop 2512) should the parking lot, driveway, or sidewalk experience major changes. Any questions or concerns can be directed to Cassidy Kearney at cassidy.kearney@talgov.com .		Open	10/12/2022	
SW1	Solid Waste	1	SP-SPDwgs	No waste management facilities shown or mentioned in the pre-submittal. Due to the nature of the proposed business, a dumpster for garbage will be needed. On the Harlem Street side of the building may be the most practical location.		Open	10/10/2022	
AP1	Aquifer Protection	1		Aquifer protection has no issues with proposed project.		Closed	10/07/2022	
BI1	Building Inspection	1		Please have architect schedule a meeting with this reviewer bob.tredik@talgov.com and Babette Ferris Sr. Fire Plans Examiner to discuss the proposed		Open	10/12/2022	

COT Presubmittal Review Comments, *cont'd*

<u>Comment ID</u>	<u>Group Name</u>	<u>Cycle</u>	<u>Sheet Name</u>	<u>Comment Text</u>	<u>Reviewer Follow-up</u>	<u>Comment Status</u>	<u>Date</u>	<u>Response</u>
				renovation of this building. It appears that this project may be referred directly to building permit submittal. Some of the items to discuss are accessible parking and accessible route to the public right-of-way.				
CON1	Concurren cy	1		Additional information for the existing and proposed uses will be needed in order to determine if a concurrency application will be required. We will need to know if the previous development was active within the 12 months prior to filing for concurrency review or it has been actively marketed for the 12 months period. Also the application should provide the specific uses proposed		Open	10/12/2022	
Eng1	Engineer	1		TLDC Sec. 5-112a7- For site disturbance less than 2,500 SF it is likely exempt redevelopment in which case it is recommended to add green space and/or landscaping where feasible. Shrubs and trees must be 3' minimum from impervious areas.		Open	10/10/2022	
Eng2	Engineer	1		As applicable all proposed trees within 30 feet of overhead utilities must be selected from the approved list under overhead utility lines https://www.talgov.com/Uploads/Public/Documents/place/uf-tree-matrix-draft.pdf		Open	10/10/2022	
Eng3	Engineer	1		Site disturbance > 2,500 SF triggers an environmental management permit with prerequisite NFI exemption, and type 1 redevelopment including landscape upgrades on the entire site. It is recommended to strive for net zero impervious area to avoid stormwater impacts. The site is located within the RSF watershed of Lake Munson Basin.		Open	10/10/2022	
Eng4	Engineer	1		As applicable for redevelopment and substantial site disturbance: Section 5-85k1 Perimeter landscape areas are required at widths: 10-foot front, and 8-foot side and rear between pavement and property		Open	10/10/2022	

COT Presubmittal Review Comments, *cont'd*

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				lines. Interior landscape islands are required at 1/8,000 SF VUA for type 1 redevelopment, and maximum 14 consecutive parking spaces. A tree survey will be required and the project must demonstrate no net tree debits and reforestation of 40 tree credits/acre.				
FD1	Fire Department	1		<p>NOTICE:</p> <p>The Tallahassee Fire Department has no site plan related comments regarding this project unless it is reviewed beyond a pre-submittal status as a Type A, B or C project. If the project is to proceed directly to building plan review status, the project will be evaluated for consistency with applicable provisions of the current Florida Fire Prevention Code during the building plan review and approval process.</p>		Closed	10/11/2022	
GU1	Gas Utility	1		<p>The Gas Utility review is in compliance with Title 49, CFR, Part 192 and Chapter 25-12, Florida Administrative Code. Natural gas is available for this facility. For information contact the Gas Utility at 891-5112.</p> <p>The Gas Utility has gas main along the west side of Harlem Street. Gas service will be provided at the request of the owner or its representative. Gas permit can be obtained through the City Growth Management office.</p>		Closed	10/12/2022	
GU2	Gas Utility	1		<p>Natural gas is available for this development. Developer will need to review the gas load and layout with the Gas Utility prior to construction. Gas lines will be installed prior to final compaction, asphaltting and sidewalk construction. The gas meter location will need to be within well ventilated area, be protected from vehicular traffic and must be fully</p>		Closed	10/12/2022	

COT Presubmittal Review Comments, *cont'd*

<u>Comment ID</u>	<u>Group Name</u>	<u>Cycle</u>	<u>Sheet Name</u>	<u>Comment Text</u>	<u>Reviewer Follow-up</u>	<u>Comment Status</u>	<u>Date</u>	<u>Response</u>
				<p>accessible for equipment installation and maintenance.</p> <p>Please forward any design questions to Paul Chang (Paul.Chang@talgov.com, 850-891-5108) or Laura Mooney (Laura.Mooney@talgov.com, 850-891-5130).</p>				
PD1	Planning Department	1		The project proposes a major renovation of a small grocery on a 0.26-acre lot on the southeast corner of Harlem Street and Alabama Street. Harlem Street is a local roadway and Alabama Street is a minor collector roadway, both are maintained by the City of Tallahassee.		Closed	10/12/2022	
PD2	Planning Department	1		The proposed site plan is consistent Policy 2.2.21[L], which establishes the Neighborhood Boundary Future Land Use Map category in the Tallahassee-Leon County Comprehensive Plan. The Neighborhood Boundary FLUM is limited to a maximum of 20,000 sf/ac and gas station and drive-in uses are not allowed.		Closed	10/12/2022	
PD3	Planning Department	1		Policy 2.2.21[L] also states that “[w]here identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan, this future land use category may also be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses. The Griffin Heights Neighborhood First Plan. Alabama Street is identified as Mainstreet Corridor (Action item NI&LU 7.1.1) suitable for neighborhood scale commercial development.		Open	10/12/2022	
PD4	Planning Department	1		The proposed renovation is also consistent with Strategy ED&RE 5.1 and Action Item ED&RE 5.11 of the Griffin Heights Neighborhood First Plan, which environs the renovation of the subject project to “increase the opportunity to sell and purchase		Closed	10/12/2022	

COT Presubmittal Review Comments, *cont'd*

<u>Comment ID</u>	<u>Group Name</u>	<u>Cycle</u>	<u>Sheet Name</u>	<u>Comment Text</u>	<u>Reviewer Follow-up</u>	<u>Comment Status</u>	<u>Date</u>	<u>Response</u>
				healthy food within the neighborhood (Strategy ED&RE 5.1 and Action Item ED&RE 5.11).				
PD5	Planning Department	1		Action item NI&LU 3.1.1 of the Griffin Heights Neighborhood First Plan identifies Alabama Street as a Gateway Street, which requires enhanced streetscaping, consistent with developed plans.		Open	10/12/2022	
PD6	Planning Department	1		The proposed site is located within the Multi-Modal Transportation District (MMTD) as depicted on Map 20 of the Comprehensive Plan. The project must meet all applicable MMTD Land Development Code requirements applicable to a change in use.		Open	10/12/2022	
PE1	Power Engineering	1		<p>Single phase service currently servers the existing buildings located at 1309 Alabama Street from an existing City of Tallahassee overhead electric distribution system on the south side of Alabama Street, with three-phase power being available to the qualified applicant. Owner/Developer must coordinate with the City Electric for power requirement. Shell building do not qualify for three phase power, however the City is willing to install such power at 100% cost to the requestor.</p> <p>All cost associated with the relocation, adjustment or modification of any existing electric facilities that must remain will be borne by the Owner or Developer. Be advised that all relocation requests will be investigated, but it may not be possible to relocate the existing facilities.</p>		Closed	10/12/2022	
SB1	School Board	1		This project is non-residential. The School Board has no comments.		Closed	10/07/2022	
TE1	Traffic Engineering	1		1. No comments, interior buildout.		Open	10/12/2022	

COT Presubmittal Review Comments, *cont'd*

<u>Comment ID</u>	<u>Group Name</u>	<u>Cycle</u>	<u>Sheet Name</u>	<u>Comment Text</u>	<u>Reviewer Follow-up</u>	<u>Comment Status</u>	<u>Date</u>	<u>Response</u>
WU1	Water Utility	1		Water and sewer are available to the site.		Open	10/06/2022	
WU2	Water Utility	1		Connection to water and sewer is required.		Open	10/06/2022	
WU3	Water Utility	1		Backflow prevention is required, contact 891-1245 for requirements.		Open	10/06/2022	
WU4	Water Utility	1		DEP Permits for water and sewer will be required.		Open	10/06/2022	
WU5	Water Utility	1		UU&PI Engineering must approve a Water and Sewer Service Plan prior to Site Plan Approval. Provide a PDF to Joshua Logan (Joshua.Logan@talgov.com) or Demetri Williams (demetri.williams@talgov.com) for review along with the required checklist, calculations, and fire flow test results.		Open	10/06/2022	
WU6	Water Utility	1		All construction must be in accordance with the latest edition of the "City of Tallahassee Technical Specification for Water and Sewer Construction".		Open	10/06/2022	
ZON1	Zoning	1		Sec. 9-151 Commercial development providing for not more than 2,500 gross square feet total floor area after construction is excepted from the Site Plan submittal requirements and will be reviewed through the Building Permitting process.		Open	10/10/2022	
ZON2	Zoning	1		Sec. 10-272 The property is located in Neighborhood Boundary zoning district and also within the Multi-Modal Transportation District Transect 3 (MMTD T3).		Open	10/10/2022	

COT Presubmittal Review Comments, *cont'd*

<u>Comment ID</u>	<u>Group Name</u>	<u>Cycle</u>	<u>Sheet Name</u>	<u>Comment Text</u>	<u>Reviewer Follow-up</u>	<u>Comment Status</u>	<u>Date</u>	<u>Response</u>
				Specific uses are permitted and prohibited in this district. A change of use must be filed with the Building Division upon acquisition of a tenant for a shell space buildout and additional zoning requirements may be implemented at that time.				
ZON3	Zoning	1		<p>Reuse of existing buildings that are not expanded or that are proposed for expansion under 2,500 square feet will not require full Site Plan review but will be reviewed through the building permitting process. Depending on the type of use proposed and the determination of whether it is more intensive and/or building expanding will take into account the following aspects:</p> <p>**Allowed use (per Sec. 10-272)</p> <p>**Additions must meet setbacks found in Sec. 10-285 Table 10A</p> <p>**Traffic Concurrency will be required for more intensive change of use and may be required for expansions.</p> <p>**A sidewalk must be provided to the right-of-way from the main entrance of the business.</p> <p>**Expansions and more intensive changes of use may require addition of parking spaces. If no changes are made to the structure and a less or equal change of use is proposed, the parking may remain the same if no changes are made to the vehicular use area.</p> <p>**An off-street loading zone area must be identified on the site plan document.</p>		Open	10/10/2022	

COT Presubmittal Review Comments, *cont'd*

<u>Comment ID</u>	<u>Group Name</u>	<u>Cycle</u>	<u>Sheet Name</u>	<u>Comment Text</u>	<u>Reviewer Follow-up</u>	<u>Comment Status</u>	<u>Date</u>	<u>Response</u>
				<p>**A solid waste plan must be approved for the site and placed in a location appropriate to the development and away from the adjacent low-density residential zoning district.</p> <p>**Changes of use without expansion does not require frontage sidewalk improvement. If building expansion is proposed, the sidewalk must be improved to current MMTD standards of 8 feet along Alabama St and 6 feet along Harlem St.</p>				
ZON4	Zoning	1		<p>Sec. 10-284.2</p> <p>Replacement of windows in an existing structure must meet the transparency requirements of the MMTD. For non-residential developments, the primary frontage must meet or exceed 60 percent and the corner side frontage must meet or exceed 30 percent.</p>		Open	10/10/2022	

OPTION 2: NEW BUILDING

One-story Commercial Building

MMTD Requirements - Transect 3

Building Setbacks

- Front (Alabama St.) - 15' min. but no more than 25 feet
- Side Corner (Harlem St.) - 10' min.
- Side Setback - 5' min.
- Rear - 15' min.

Parking and roll out barrel setback

- Located in second and third layers. First layer is building disposition from Alabama Street, second layer is 20 feet.
- Trash containers in third layer only.

Intensity - 5000 sf per parcel, 10000 sf per acre.

Requires **Urban buffer** against south property line, min. width is 10 feet with fence.

Parking 4 spaces per 1000 sf (not including H/C), Bike parking 2 sp / 5000sf, 20% of req car spaces (at least 1/2 bike spaces are covered, enclosed, secured).

Building transparency - 60% frontage to Ala. St., 30% frontage to Harlem between 3' and 8'

Streetscaping - Street trees are placed in the first layer, min. 1 tree per 20 feet of frontage.

Sidewalks - 8' wide sidewalk on Alabama, 6' wide on Harlem. 6 foot landscape strip between sidewalk and street.

City of Tallahassee Land Development Code

Sec. 5-86 - Stormwater management design standards

Increases in the discharge rate at which stormwater leaves a site shall not be allowed, unless such discharge is into an approved master facility.

Sec. 9-154. - Type A [Site Plan] review

(1) All non-residential development greater than 2,500 square feet or multi-family development, or other triplex, not requesting a deviation or a variance to a development standard.

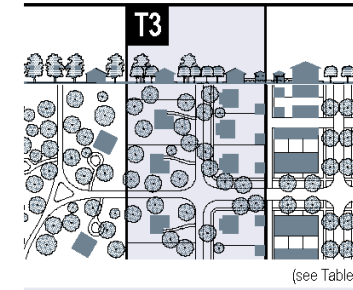
Sec. 9-155. - Type B [Site Plan] review

(1) All non-residential development greater than 2,500 square feet or multi-family development other than a triplex requesting a deviation or a variance to a development standard.

See additional requirements for NB-1 zoning

Summary

Existing pervious area should be maintained at or near 2,830 SF to avoid the addition of a stormwater facility. Minimum parking and sidewalk requirements determine impervious area on the site. The resulting area available for the new building footprint is approximately 2,500 SF. Furthermore, if the new building is 2,500 SF or less, a Site Plan review is not required.



(see Table 1)

a. BUILDING CONFIGURATION (see Table 6)

Principal Building	3 stories max.
Accessory Building	2 stories max.

b. LOT OCCUPATION

Lot Width	15 ft. min 300 ft. max
Lot Depth	70ft. min
Lot Coverage	60% max +

c. BUILDING DISPOSITION (see Table 7)

Edgeyard	permitted
Sideyard	not permitted
Rearyard	permitted
Courtyard	not permitted

d. SETBACKS - PRINCIPAL BUILDING (see Table 12)

(d.1) Front Setback Principal	15 ft. min.**
(d.2) Side Corner Setback	10 ft. min.
(d.3) Side Setback	5 ft. min.
(d.4) Rear Setback	15 ft. min.*

e. SETBACKS - ACCESSORY BUILDING (see Table 12)

(e.1) Front Setback	20 ft. min. + bldg setback
(e.2) Side Setback	5 ft. or 10 ft. at corner
(e.3) Rear Setback	10 ft. min*

f. PRIVATE FRONTAGES (see Table 5)

Porch & Lawn	permitted
Terrace	permitted
Forecourt	permitted
Sloop	permitted
Shopfront	permitted
Gallery & Arcade	not permitted

PARKING PROVISIONS

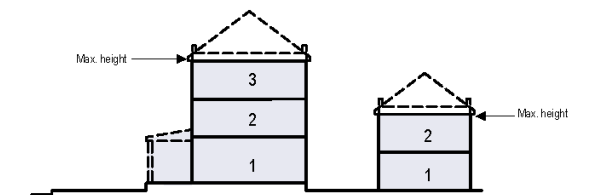
See Tables BA & BC

- * or 15 ft. from center line of alley
- + See Sec. 10-281 Environmental Standards and Sec. 5-83 and 5-85 Environmental Management
- ** Residential uses shall be setback no more than 50 feet and non-residential uses shall be setback no more than 25 feet.

Tallahassee, FL Land Development Code

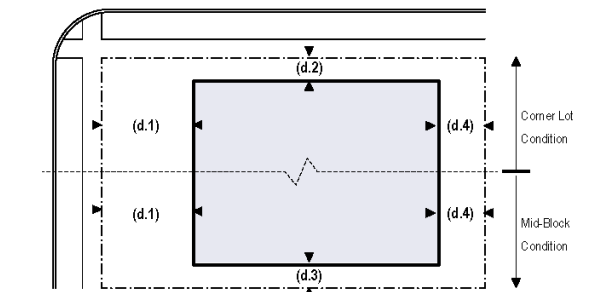
BUILDING CONFIGURATION

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 12 ft with a maximum of 25 feet.
- Height shall be measured to the eave or roof deck as specified in Table 6.



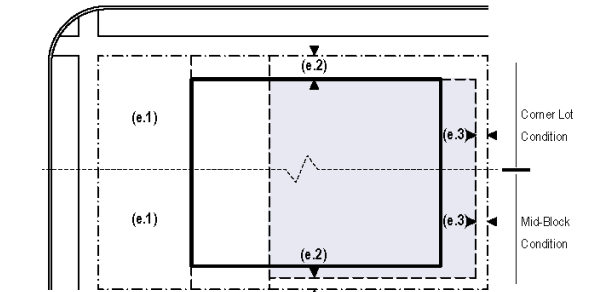
SETBACKS - PRINCIPAL BLDG

- The facades and elevations of principal buildings shall be distanced from the lot lines as shown.



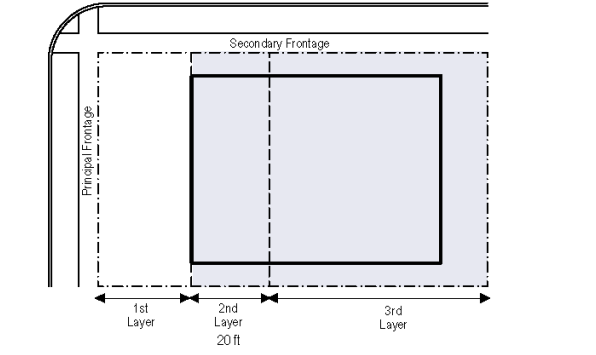
SETBACKS - ACCESSORY BUILDING

- The elevation of the accessory building shall be distanced from the lot lines as shown.
- Not permitted in 1st layer



PARKING PLACEMENT

- Uncovered parking spaces may be provided within the second and third layer as shown in the diagram (see Table 12).
- Covered parking shall be provided within the third layer as shown in the diagram (see Table 12). Side- or rear-entry garages may be allowed in the first or second layer by deviation.
- Trash containers should be stored within the third layer.
- A single parking space may be located in the 1st layer of single family and duplex residences.



NB-1 Neighborhood Boundary 1

1. District Intent	PERMITTED AND PROHIBITED USES		
	2. Principal Uses	3. Prohibited Uses	4. Accessory Uses
<p>The Neighborhood Boundary 1 (NB-1) district is intended to be located in areas designated as Neighborhood Boundary on the Future Land Use Map of the Comprehensive Plan and only within the Multi-Modal Transportation District. NB-1 districts shall either serve as a buffer between residential development and more intensive development, or be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City coordinated Placemaking, Sense of Place, Neighborhood, or Sector Plan.</p> <p>The NB-1 district is designed to allow low- and medium-density residential, and non-residential development scaled to serve the surrounding neighborhood such as limited retail, office, and community services. To prevent negative impacts from increased vehicular traffic, auto-oriented uses, such as gas stations or drive-through facilities are prohibited.</p> <p>The maximum gross density allowed for new residential development in the NB-1 district is eighteen (18) dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall be limited to 5,000 gross square feet.</p> <p>Development within the NB-1 zoning district shall comply with all standards applicable to Transect 3 (T3) of the MMTD Code and the additional Development Standards contained in note 5 herein.</p>	<ol style="list-style-type: none"> 1. Offices, except those expressly prohibited. 2. Limited retail and service – the below uses are permitted: <ol style="list-style-type: none"> a. Antique shops b. Laundromats, laundry and dry-cleaning pick-up stations c. Mailing services d. Personal services (barber shops, fitness clubs, etc.) e. Repair services, non-automotive f. Restaurants without drive-through facilities g. Retail bakeries, drug stores, florists, food and grocery, home/garden supply/hardware without outdoor storage, newsstand/books/greeting cards h. Studios for photography, music, art, drama, and voice i. Tailoring 3. Banks and other financial institutions, without drive-through facilities 4. Community facilities related to the permitted principal uses including libraries, religious facilities, and police/fire stations. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. 5. Residential: <ol style="list-style-type: none"> a. Single-family attached dwellings, not to exceed four attached units b. Single-family detached dwellings c. Two-family dwellings d. Triplexes e. Fourplexes f. Live-work 6. Daycare centers 7. Recreational clubs and lodges, including assembly halls 8. Passive and active recreation facilities 9. Other uses which, in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district. Noise and lighting impacts shall be considered when determining the eligibility of additional land uses. 	<p>The following uses are prohibited in this zoning district:</p> <ol style="list-style-type: none"> 1. Cocktail lounges, night/dance clubs, and bars 2. Retail package liquor 3. Bail bond agencies/offices 4. Warehouses, mini-warehouses, and self-storage 5. Heavy industrial and light industrial uses 6. Crematoriums 7. Commercial dog kennels 8. Pawn shops 9. Firing ranges 10. Drive-through facilities 11. Rooming houses 12. Motor vehicle fuel sales 13. Pet daycare centers 14. Veterinary services 15. Payday loan offices 16. Automotive repair 17. Car wash 18. Privately owned off-street parking as the sole use 19. Outdoor storage 	<ol style="list-style-type: none"> (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.
<p>5. Development Standards in addition to the MMTD</p> <ol style="list-style-type: none"> 1. <i>Setback and Alternate Non-residential Setback:</i> <ol style="list-style-type: none"> a. The default front setback in T3 is a minimum of 15 feet from the property line. If the criteria listed below are met, an alternate front setback of 15 feet from the back of the curb is allowed for new non- 			

residential development (see Figures a and b):

1. The space between the back of the landscape strip and the face of the building is a continuously paved area with a consistent sidewalk pattern that includes two components. First, it has a minimum 6, 8, or 10-foot sidewalk between the landscape strip and the property line, depending on whether the adjoining road is functionally classified as a local, a collector, or an arterial road, respectively. Second, it has an adjacent 3-foot paved area between the property line and the face of the building.
- b. Sites with multiple frontages do not require a front setback deviation for additional frontages if the primary frontage meets the required front setback. This exemption does not apply to corner lots.

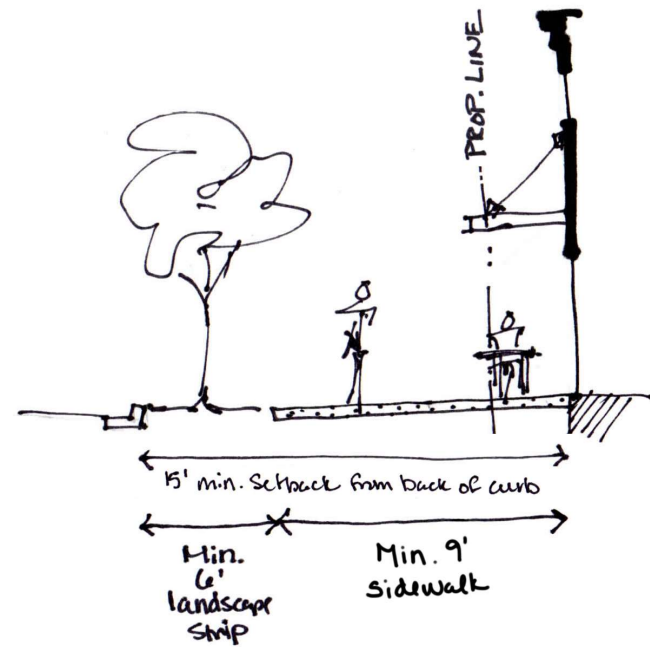


Figure a.

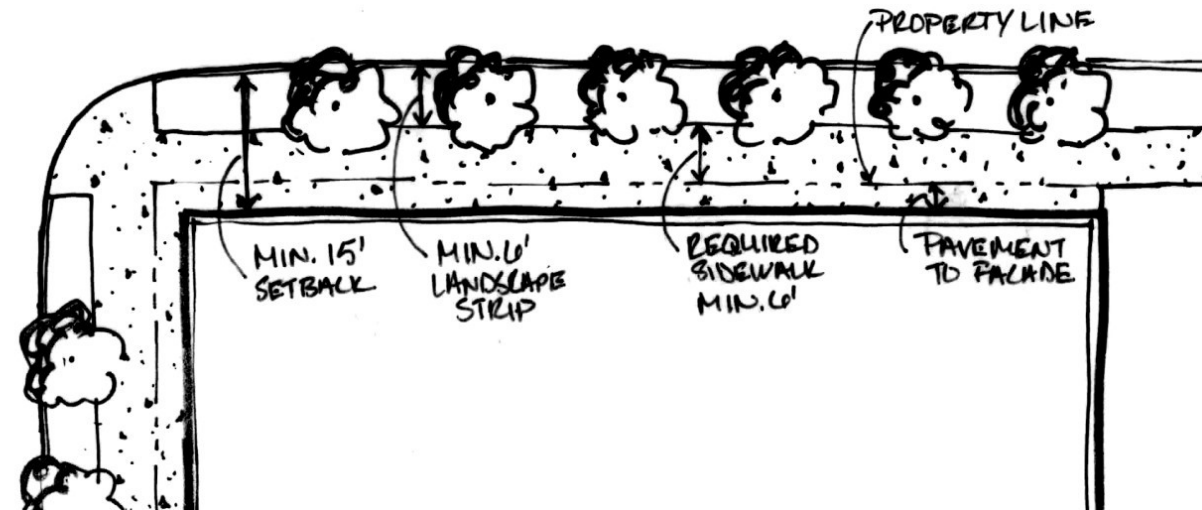


Figure b.

2. Entryways:

- a. At least one entryway shall be located on the front façade, parallel to the street. Street-facing entries for dwelling units in a duplex, triplex, or fourplex shall be clustered or shared (see Figure C). A dedicated and direct pedestrian path shall be provided from the front entrance to the public sidewalk or street where there is no sidewalk (see Figure d). Driveways do not qualify as a direct pedestrian connection.

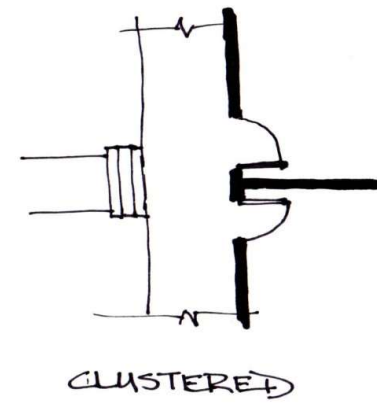


Figure c.

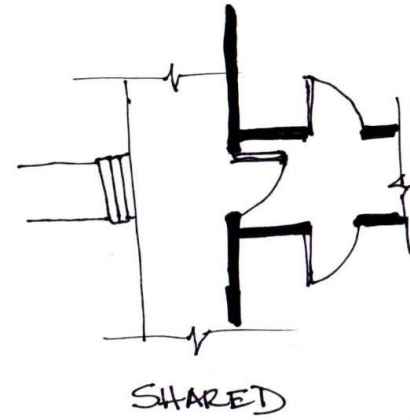
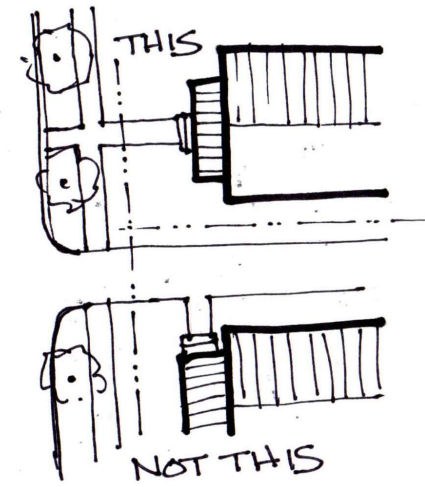


Figure d.



3. *Lighting Criteria:*

Exterior lighting shall include any light source outside a building whether freestanding or on its own pole, attached to a structure, or underneath a roof of an open-sided building and shall meet the following criteria:

- a. For natural quality, lighting elements shall provide full spectrum light to prevent color distortion.
- b. Light overspill onto adjacent properties shall be minimized by a combination of placement of light fixtures, mounting height, natural or artificial barriers on the fixture owner's property, shielding of the light source to direct light onto the surface to receive illumination, and other fixture design features. When abutting existing residential uses, lighting shall not exceed zero point five (0.5) footcandles as measured at the property line six (6) feet above grade.
- c. Motion detector activated lights are permitted and are required to cycle off after five (5) minutes.
- d. Fixtures shall provide evenly zero point five (0.5) foot-candles at street level and at walkways, bike paths and parks. The light level at parking lots shall be no less than zero point four (0.4) foot-candles and no greater than one (1) foot-candle.
- e. Light fixtures in parking lots shall be a maximum of 18 feet in height. Light fixtures along pedestrian walkways shall be a maximum of 12 feet in height.
- f. The use of search lights, laser lighting, or lights that pulse, flash, rotate or simulate motion for advertising or promotions is prohibited.
- g. The use of internally illuminated awnings or canopies, and wall and roof mounted floodlights or spot-lights used for general grounds illumination, is prohibited.
- h. Up lighting is prohibited except when used to accent landscaping.
- i. All exterior lighting shall be full cutoff type (i.e., directed downward and capped), shall be recessed and shielded to conceal the light source, and shall be either LED or metal halide lamps.
- j. Emergency lighting and traffic control lighting are exempt from these standards.
- k. Applications for non-residential and multi-family developments shall be accompanied by a photometric plan and manufacturer's cut sheets to demonstrate compliance with these standards.

4. *Access Management and Parking Location:*

- a. For non-residential properties on corner lots or with multiple frontages, vehicular access shall be limited to the secondary frontage unless the vehicular access along the primary frontage is shared by multiple properties.
- b. New development of multiple lots shall require shared driveway access and provide access easements to adjacent properties. If there is an existing access easement with the adjacent property, the development shall utilize the easement.
- c. Driveways serving single-family homes and duplexes shall not exceed ten (10) feet in width (not including the driveway apron – see Figure e).
- d. Walls of residential garages and carports shall be setback from the principal façade at least four (4) feet. Porches do not qualify as the principal façade (see Figure e).
- e. Residential front-loading garages and carports shall be setback a minimum of 20 feet from the front property line (see Figure e).

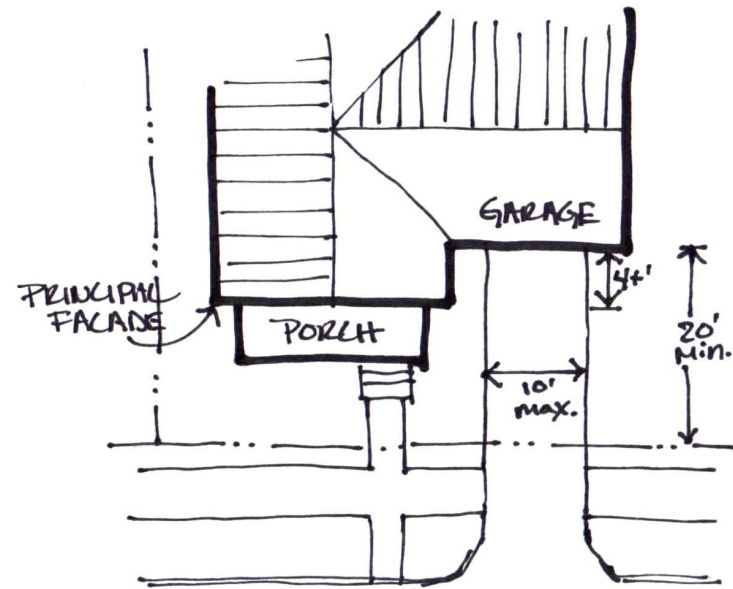


Figure e.

5. Fencing and Perimeter Walls, Buffering and Screening Requirements:

- a. Prohibitions. Barbed wire, razor wire, and electric fencing are prohibited. Chain link fencing is not permitted for non-residential uses within view of the public right-of-way.
- b. Height. Fences and perimeter walls shall not exceed six (6) feet in height. Fences within the first layer shall not exceed four (4) feet in height.
- c. Required Screening. Non-residential uses shall provide an opaque six (6)-foot fence at the property line shared with any residential use, except that the fence shall not be located any closer than 15 feet to the front or street side property line. The finished side of the fence shall face the residential property.

6. Solid Waste Restrictions:

For new non-residential uses, roll out solid waste containers are required and shall not be placed within the first or second layer or within 30 feet of an adjoining existing residential use. Roll out solid waste containers shall be screened from view from any adjacent right-of-way. Dumpsters shall be prohibited.

7. Neighborhood Character and Architectural Design

- a. All roofs for principal structures in residential development shall be hipped or gabled (see Figure f).

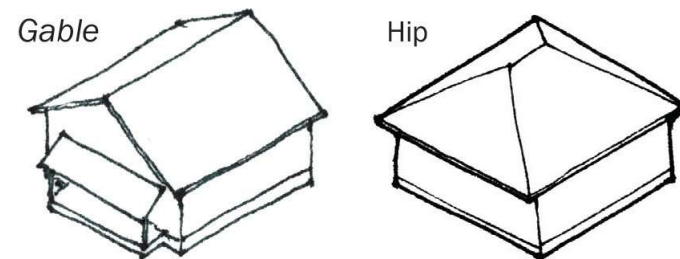
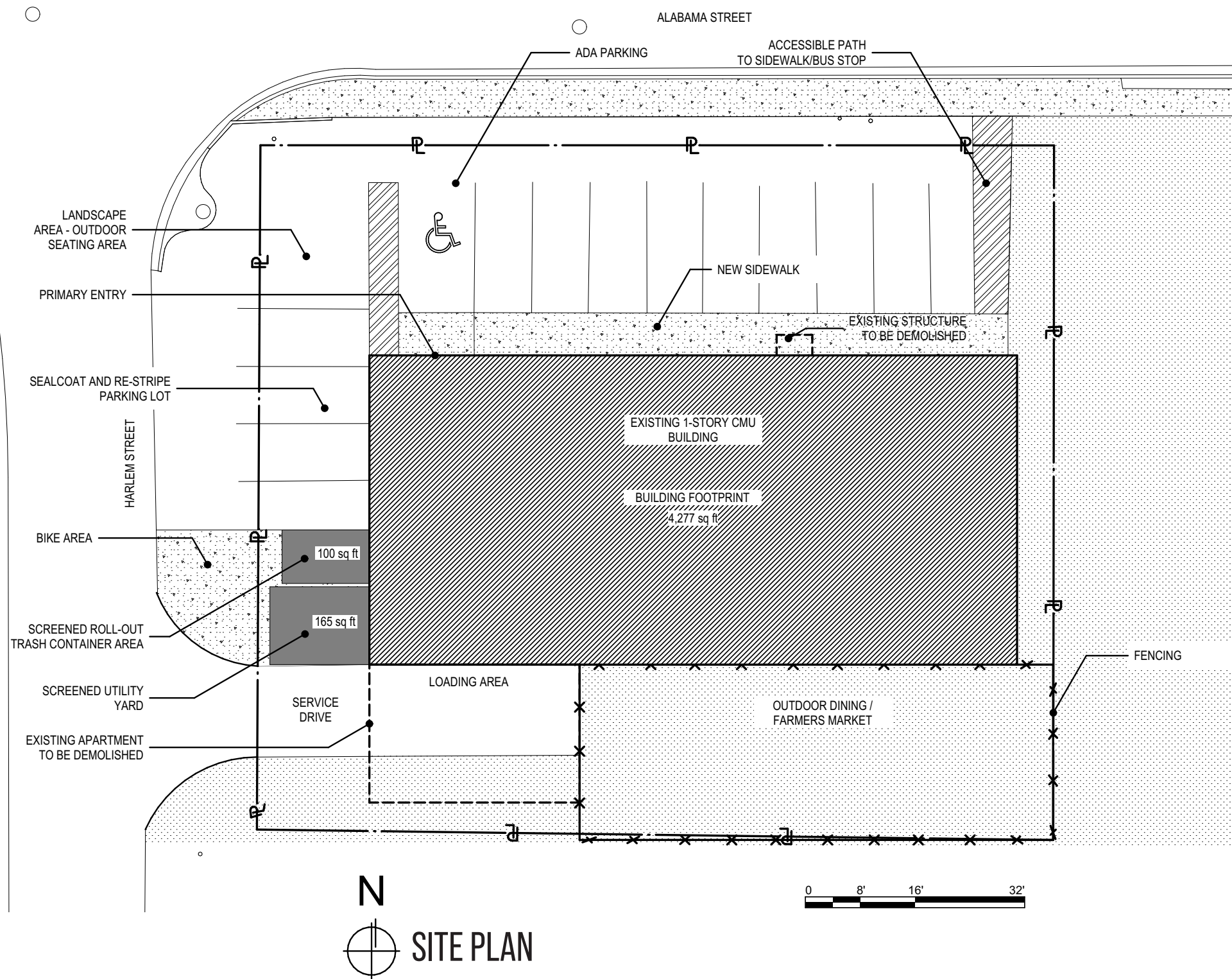


Figure f.

SCHEMATIC DESIGN



OPTION 1 | REMODEL EXISTING BUILDING



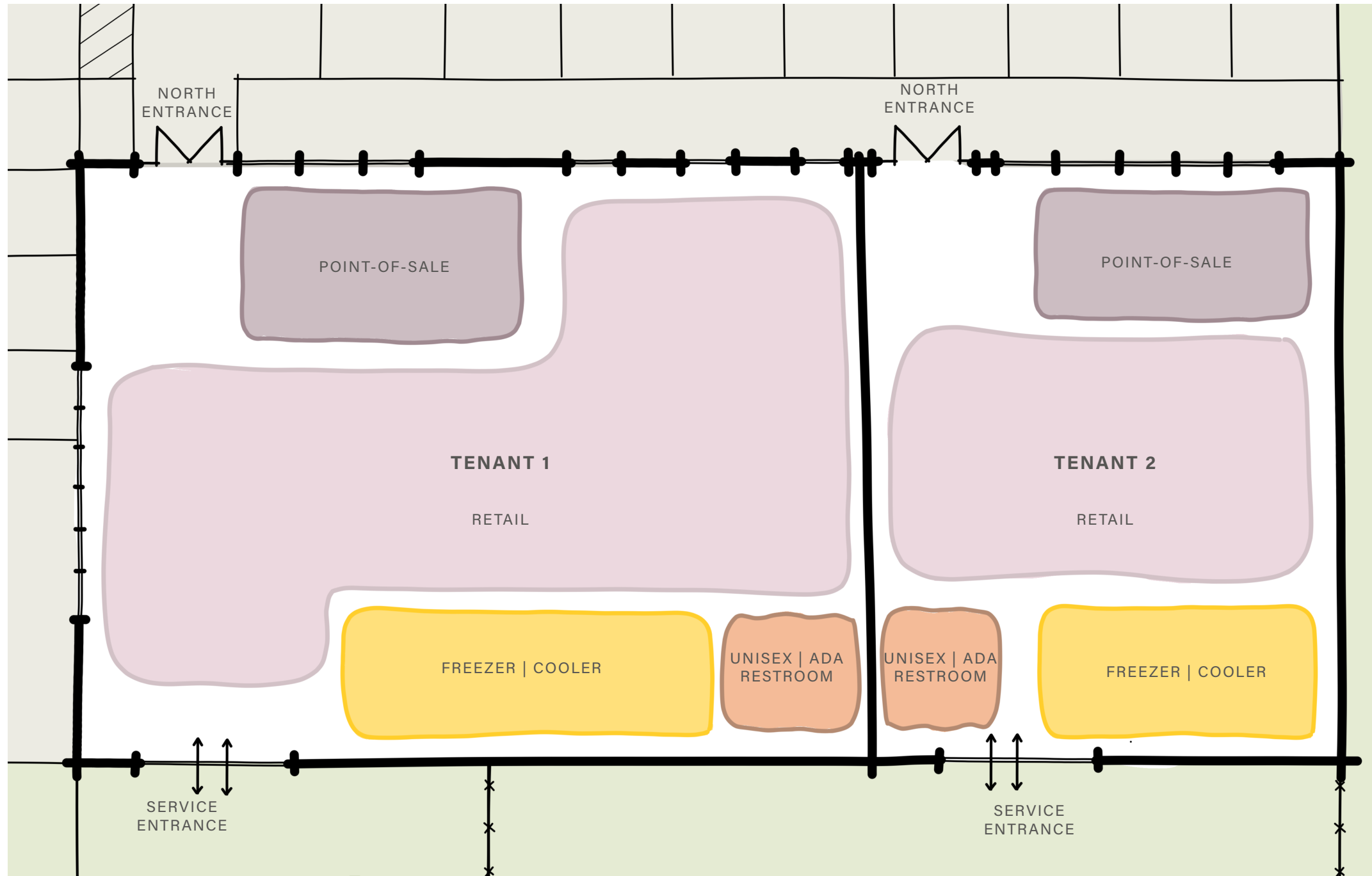
OPTION 1 | REMODEL EXISTING BUILDING



OPTION 1 | REMODEL EXISTING BUILDING

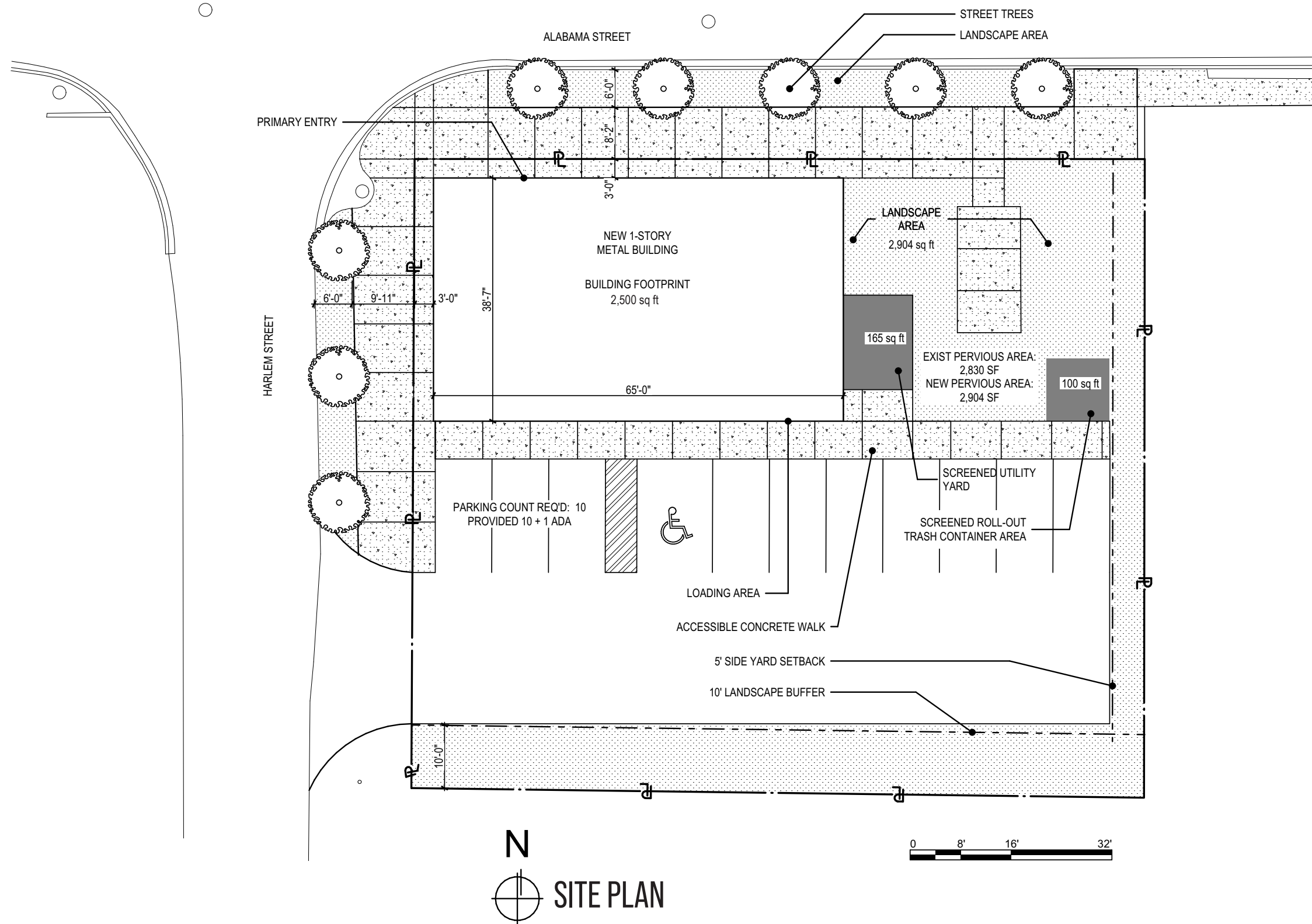


OPTION 1 | REMODEL EXISTING BUILDING



N
 SCHEMATIC FLOOR PLAN

OPTION 1 | REMODEL EXISTING BUILDING



OPTION 2 | NEW BUILDING



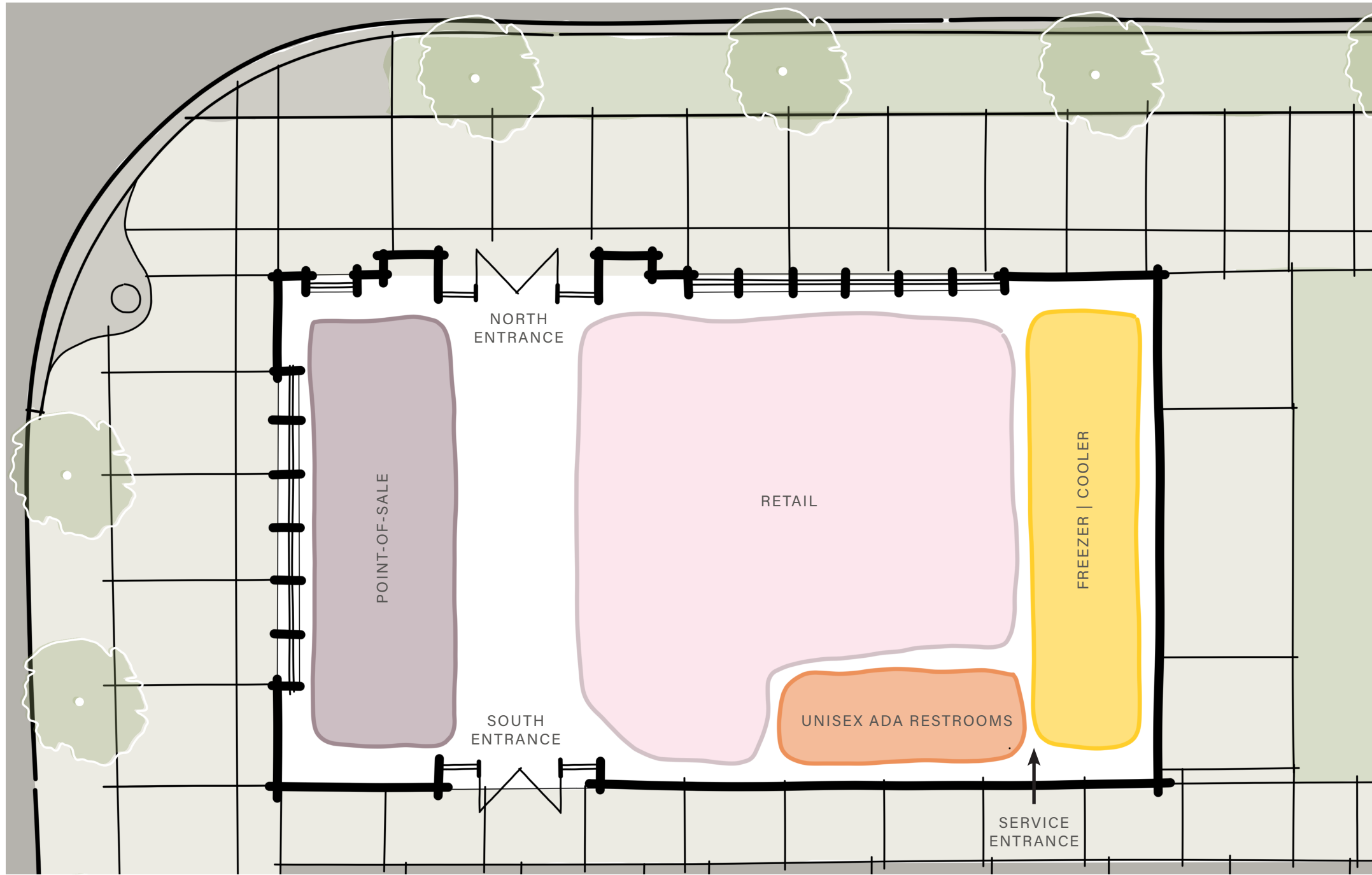
OPTION 2 | NEW BUILDING



OPTION 2 | NEW BUILDING



OPTION 2 | NEW BUILDING



N
 SCHEMATIC FLOOR PLAN

OPTION 2 | NEW BUILDING

SCHEDULE

PROJECT SCHEDULE

2022

Dec 20 Submit Draft Schematic Study Report

2023

Jan 20 Schematic Study Report Complete

Feb 1 Project Scope Identified (COT)

Feb 8 Submit Scope and Fee Proposal

Feb 22 Notice to Proceed (signed proposal or purchase order)

Feb 23 Base File Development

Mar xx Community Input Session (to occur prior to Coordination Meeting)

Mar 8 Coordination Meeting (Team)**

Apr 7 Submit Design Development

Apr 21 Owner Review Complete*

Apr 25 Coordination Meeting (Team)**

May 10 Submit 50% Construction Documents

May 24 Community Input/Owner Review Complete*

Jun 7 Coordination Meeting (Team)**

July 26 Submit 100% Construction Documents*

Aug 2 Release for Bidding

Sept 4 Permitting

TBD Construction Complete

*Owner reviews will be required and must be factored into overall schedule.

**Additional team meetings may be required but will not impact overall schedule.

COST ANALYSIS

OPINION OF PROBABLE COST

Option 1 - Remodel Existing Building

Remove existing concrete slabs, windows, doors, roof, roof structure, hvac systems, plumbing systems, and electrical systems. The existing CMU walls are the only building elements remaining after demolition. Temporary bracing is required to shore up the walls until stabilized as the project progresses. New construction includes 4" concrete slab with vapor barrier, cementitious siding on wall furring, roof structure and roofing, interior studs around perimeter wall w/ R-13 batt insulation, windows and doors, perimeter 5/8" drywall painted, 2x4 lay-in ceilings, 1 - ADA accessible bathroom, DX HVAC system with interior ductwork distribution, plumbing, new electrical service panel and distribution. No refrigeration, millwork, or displays are included. Sitework includes demolition of the apartment, misc. site demolition, patch parking, sealcoat and stripe parking, new ADA parking space and signage, service drive, fencing, modest landscaping and sod.

Existing Building Area (includes apartment)(SF):	4,894			
Remodeled Building Area (SF):	4,277			
PROBABLE CONSTRUCTION COST				
Site Improvements	Quantity	Unit	Unit Price	Cost
Demolition	1	LS	\$35,000	\$35,000
Asbestos Abatement Allowance	1	LS	\$15,000	\$15,000
Parking lot crack repair allowance	1	LS	\$3,500	\$3,500
Sealcoat and stripe parking lot	4000	SF	\$4	\$14,000
Service Drive	1	LS	\$5,000	\$5,000
Fencing	175	LF	\$24	\$4,200
Landscaping and sod allowance	1	LS	\$10,000	\$10,000
Subtotal Site Improvements				\$86,700
Building				
Remodel Existing Building	4,277	SF	\$250	\$1,069,250
OPTION 1 PROBABLE CONSTRUCTION COST				\$1,155,950
PROJECT COST				
Professional Fees				\$80,000
Plan Review and Inspection				\$7,500
Survey and Testing				\$15,000
Utility connections				\$0
Furnishings and Equipment (FFE)				\$0
Project Contingency (10%)				\$120,000
Sub-total Project Cost				\$222,500
TOTAL PROJECT COST				\$1,378,450

Option 2 - New Building

Remove existing building and site elements. New construction includes 4" concrete slab with vapor barrier, perimeter stud walls w/ R-13 batt insulation, brick veneer waiscost, cementitious siding, doors and windows, roof structure and roofing, perimeter 5/8" drywall painted, 2x4 lay-in ceilings, 1 - ADA accessible bathroom, DX HVAC system with interior ductwork distribution, plumbing, lighting, electrical service panel and distribution. No refrigeration, millwork, or displays are included. Sitework includes sidewalks and street trees, asphalt parking, ADA parking space and signage, fencing, modest landscaping and sod. Optional covered pavilion not included in pricing below - add \$45,000.

Existing Building Area (includes apartment)(SF):	4,894			
New Building (SF)	2,508			
PROBABLE CONSTRUCTION COST				
Site Improvements	Quantity	Unit	Unit Price	Cost
Demolition	1	LS	\$35,000	\$35,000
Asbestos abatement allowance	1	LS	\$15,000	\$15,000
Concrete walks	2920	SF	\$10	\$29,200
Asphalt parking and striping (per car)	12	EA	\$3,000	\$25,000
Fencing	210	LF	\$24	\$5,040
Landscaping and sod allowance	1	LS	\$25,000	\$25,000
Subtotal Site Improvements				\$134,240
Building				
Building Construction	2,508	SF	\$250	\$627,000
OPTION 2 PROBABLE CONSTRUCTION COST				\$761,240
PROJECT COST				
Professional Fees				\$70,000
Plan Review and Inspection				\$10,000
Survey and Testing				\$15,000
Utility connections				\$65,000
Furnishings and Equipment (FFE)				\$0
Project Contingency (10%)				\$80,000
Sub-total Project Cost				\$240,000
TOTAL PROJECT COST				\$1,001,240

COMMUNITY ENGAGEMENT

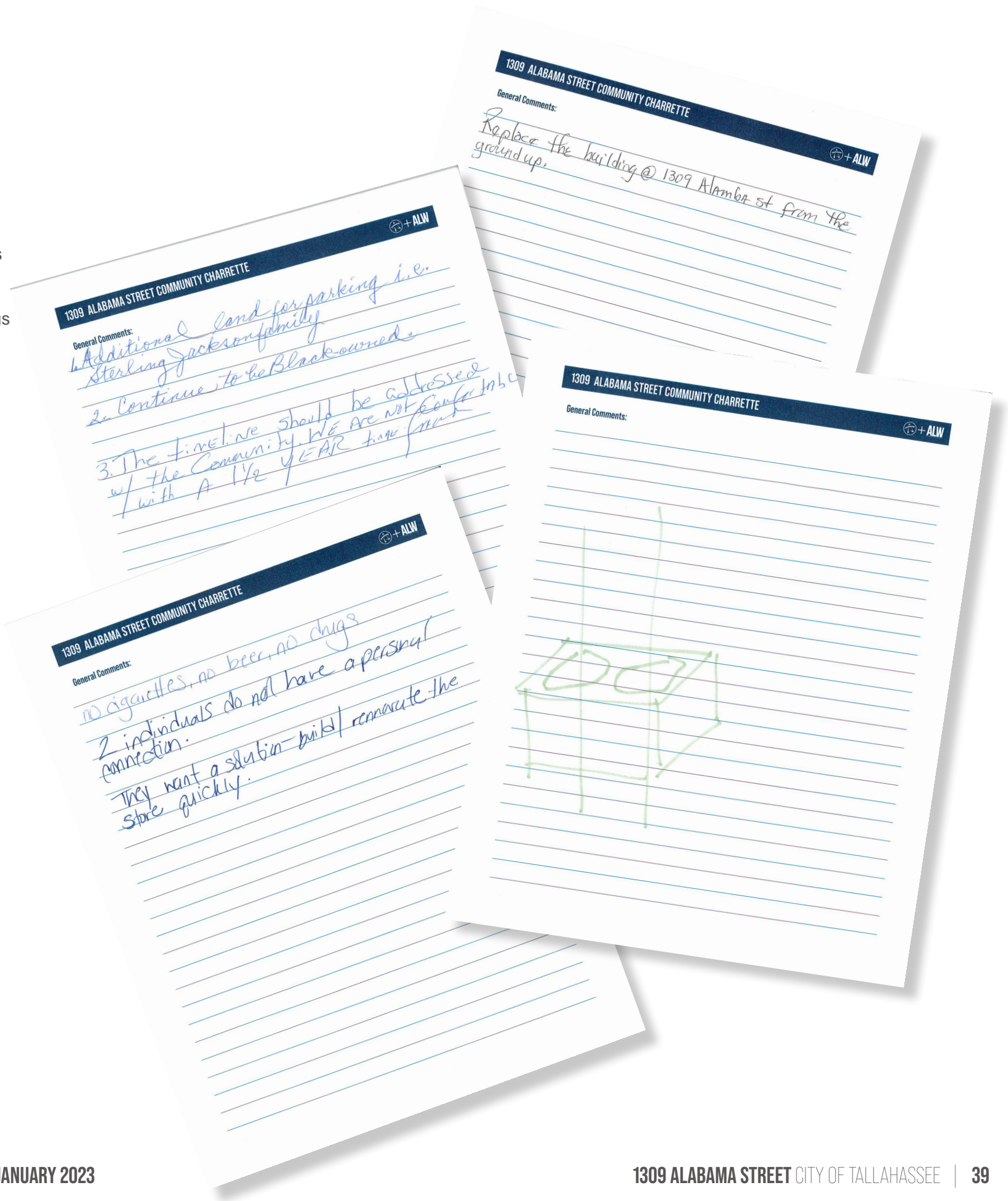
COMMUNITY INPUT

A community engagement event was held on November 14th at the Lawrence-Gregory Community Center. Members of the Griffin Heights Neighborhood, COT staff, and several members of the design team were in attendance. John Baker, Manager for COT Neighborhood Affairs, discussed the purpose of the meeting and introduced the design team. ALW's Ryan Sheplak addressed the design team's goals and conditions of the existing building and site. A Q&A session took place before breaking out into small sessions, where members of the community spoke directly with the design team to express concerns and goals, and to ask questions specifically related to the project.

The design team received both written and oral feedback from the community. A record of our findings are as follows.

Written submissions by meeting attendees:

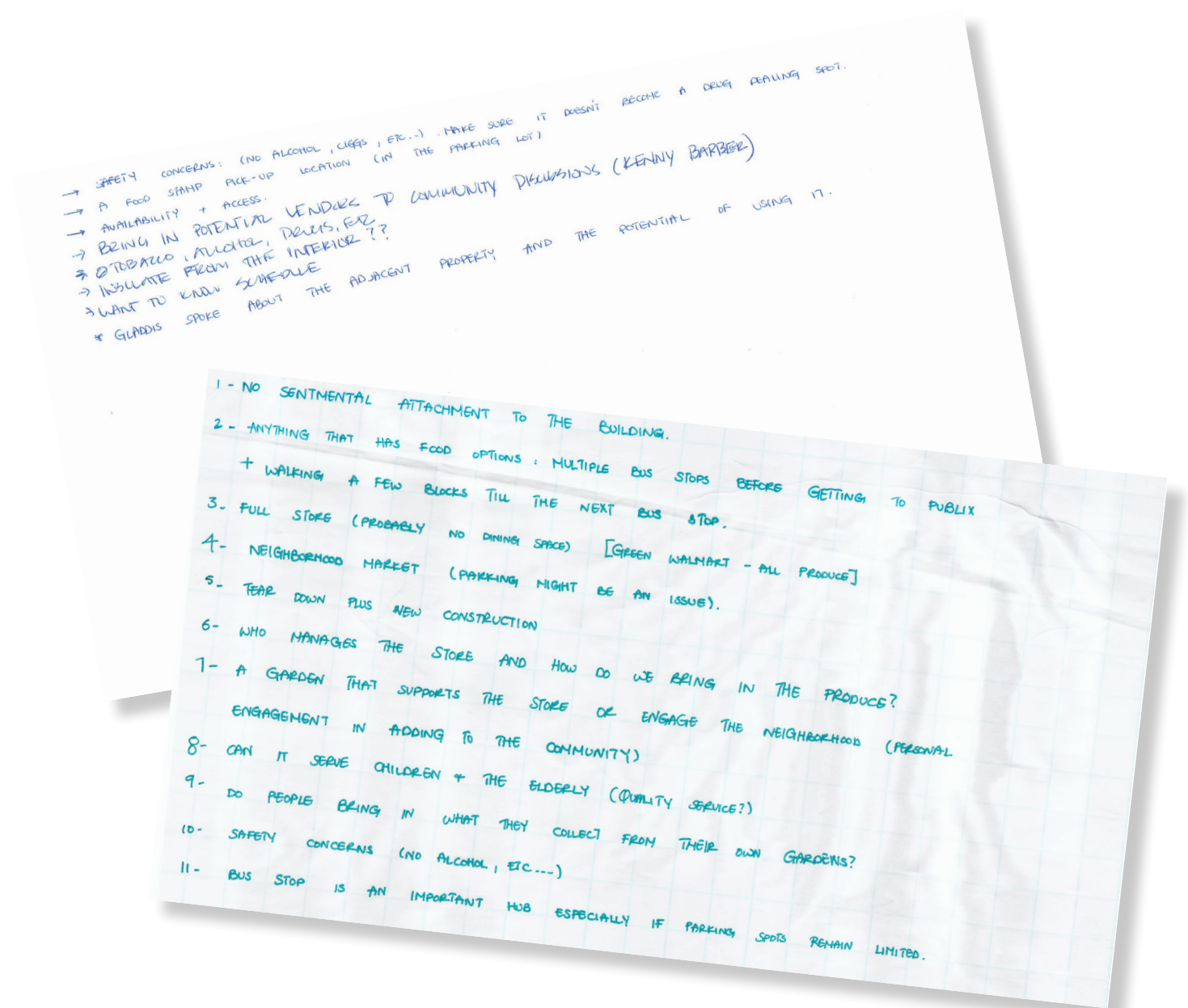
- Replace the building @ 1309 Alabama St. from the ground up.
- Additional land for parking i.e. Sterling Jackson family.
- Continue to black-owned.
- The timeline should be addressed w/ the community. We are not comfortable with a 1 1/2 year time frame.
- No cigarettes, no beer, no drugs.
- 2 individuals do not have a personal connection.
- They want a solution-build/ renovate the store quickly.
- Well-lit site.
- Decent marquee & signage.
- Grocery store w/ meat & vegetables (smoked meat), rice, pasta
- ADA accessibility.
- Security.
- Bakery.
- Community store.
- Seasonal minority vendor space.
- Personal hygiene items.
- Small shopping carts with security measures.
- Cooked food (Prepared meals).
- Traffic control devices in surrounding areas.
- Additional sidewalks.
- Flashing lights for pedestrian crossing.
- Deli
- Housing as opposed to commercial use.



COMMUNITY INPUT

Verbal input as noted by ALW attendees:

- Cost and schedule are critical concerns. There are hopes to complete design and construction in less than a year. Final solution shouldn't come at a high cost.
- Affordable and healthy foods are priority.
- Safety concern: no alcohol and cigarettes
- Safety concern: shop not to become a drug dealing spot after hours.
- Grocery should also be a food stamp pick-up point (consider the parking lot.)
- Available for all + easy access.
- Bring in potential vendors to community discussions (Kenny Barber).
- Insulate building from the interior if feasible.
- There are hopes the City will purchase the adjacent property to support the success of the grocery store through outdoor gathering spaces, additional parking, etc.
- Some expressed there is no sentimental attachment to the building.
- Any concept that has multiple food options is favorable. Current public transit routing to nearest grocery/dining options is problematic (multiple bus stops and long walking distances), particularly for the elderly.
- Consider a full store (no dining space) similar to a Green Walmart (all produce).
- A neighborhood market could be successful here, though parking may be an issue.
- Consider tearing down and building new.
- Potential vendors were questioned: who manages the store, and how is produce delivered?
- Consider a garden that supports the store or engages the neighborhood (personal engagement while adding to the community).
- Can it serve children and the elderly?
- The market concept was questioned: do people bring in what they collect from their own gardens?
- Bus stop is an important, particularly if parking spots remain limited.
- The architect's design fees were questioned.
- Potential vendors should be black-owned.
- People from the neighborhood who have relevant skills should be involved with design and construction. Several contractors participated in the event.

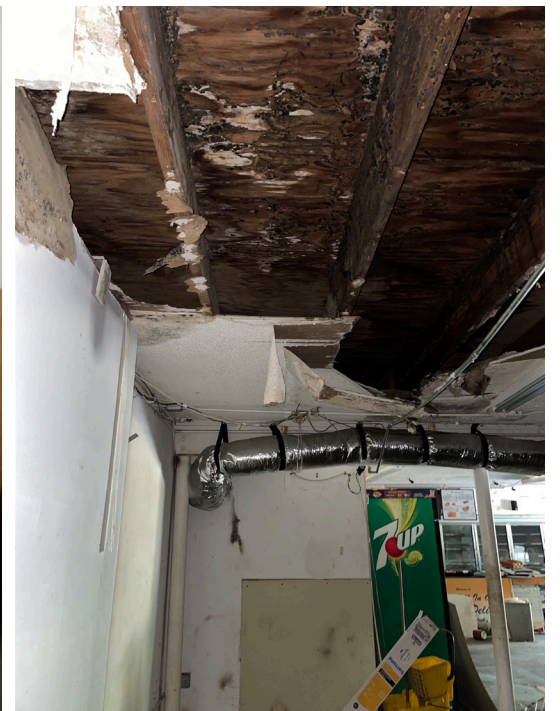


photos: community engagement event

EXHIBIT A



PHOTOS: EXISTING CONDITIONS | EXTERIOR



PHOTOS: EXISTING CONDITIONS | INTERIOR



PHOTOS: EXISTING CONDITIONS | EAST ADDITION INTERIOR



PHOTOS: EXISTING CONDITIONS | APARTMENT