

Flack's Warehouse

155.5603. INDUSTRIAL DESIGN STANDARDS

To ensure Flack's Warehouse aligns with the city's commitment to sustainable development, several key design elements will be incorporated into the project. This narrative outlines how Flack's Warehouse will specifically address efficient cooling, hurricane resistance exceeding 150 mph, its nature as an infill project, and the inclusion of a white roof.

Firstly, Flack's Warehouse will prioritize efficient cooling by ensuring that all air conditioners are Energy Star qualified. This commitment to Energy Star appliances not only reduces energy consumption but also contributes towards the overall sustainability goals of the development.

Secondly, recognizing the importance of structural resilience, Flack's Warehouse will be constructed to achieve hurricane resistance with a minimum wind load of 150 mph. This design feature ensures the principal building can withstand significant wind events, enhancing public safety and the longevity of the structure. Achieving this level of hurricane resistance earns 4 points according to the sustainable development options.

Thirdly, the development of Flack's Warehouse is characterized as an infill project. As an infill development, the project contributes to more compact and efficient land use, potentially revitalizing existing urban areas and making use of previously developed land. This characteristic of being an infill or mixed-use development qualifies for 4 points under the Sustainable Development Options.

Finally, Flack's Warehouse will incorporate a white roof. All roof surfaces will be painted white. This feature helps to reduce the urban heat island effect by reflecting more sunlight and absorbing less heat compared to darker roofing materials, thereby contributing to energy conservation and a more sustainable building. Implementing a white roof earns 2 points towards the Sustainable Development Point Requirement.

Through the integration of these sustainable development features – efficient cooling, robust hurricane resistance, its nature as an infill project, and the inclusion of a white roof – Flack's Warehouse demonstrates a commitment to the principles outlined in the sources, aiming to conserve energy, support public health and safety, and increase the overall sustainability of the development. Documentation for these features will be provided at the time of application submittal as necessary.