

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 hurricane resistance exceeding 200 mph, its nature as an infill project, and the inclusion of a white roof.

First, recognizing the importance of structural resilience, Flack's Warehouse will be constructed to achieve hurricane resistance with a minimum wind load of 200 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 **8 points** according to the sustainable development options.

Second, 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 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 –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 Sustainable Design Standards, 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.

We have provided a matrix on the following page for your convenience:

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Green Design Feature	Feature Description	Points
Hurricane Resistant Structures	The principal building is constructed to meet increased wind loads of a 200 mph load minimum.	8
Infill or Mixed Use Development	The development constitutes infill development and/or mixed-use development.	4
White Roof	All roof surfaces are painted white.	2
TOTAL POINTS	Total sustainable development score	14

Kind Regards,
Brian Bullock, AIA
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