

## City of Destin MMTD Concurrency Evaluation Certificate: Crystal Beach MMTD, Tier 3

Project name										
Net PM peak hour trips (excluding credits for existing trips)										
	Standard met? Yes, No, or N/A	Point value per standard	Points earned per Yes or N/A				B. Points required	C. Mitigation points earned		
			Basic requirement	Flexible requirement	Basic/flexible Multiplier	A. Standard points earned				
<b>Diverse and complementary land uses</b>										
1. Transit-supportive density/intensity 1.01 - 1.30 FAR or 31 - 40 DU/acre 0.76 - 1.00 FAR or 21 - 30 DU/acre 0.51 - 0.75 FAR or 11 - 20 DU/acre 0.26 - 0.50 FAR or 7 - 10 DU/acre 0.13 - 0.25 FAR or 4 - 6 DU/acre 0.00 - 0.12 FAR or 0 - 3 DU/acre	choose 1 only		25			0	x 1 =	0	20	
			20							
			15							
			10							
			5							
			0							
2. Mixed use a. Within 1/8 mile (660 ft.) 4 or more uses 3 uses 2 uses 1 use b. 2 or more uses on site	choose 1 only		25			0	x 2 =	0	45	
			15							
			10							
			0							
			20							
	0	0	x 2 =	0						
<b>Vehicular network</b>										
3. Meets maximum block length standards		10		0		x 1 =	0	10		
4. Meets maximum turning radii standards		5		0		x 2 =	0	10		
5. Access management a. Meets minimum accessway spacing standards b. Provides cross and/or shared access c. Prohibits direct US Highway 98 access			5			0	x 1 =	0	20	
			10			0	x 1 =	0		
			5			0	x 1 =	0		
			0			0	x 1 =	0		
<b>On-site parking</b>										
6. Parking location Structured and/or behind buildings Along public ROW, next to buildings Between buildings and public ROW	choose 1		10			0	x 1 =	0	10	
			5							
			0							
			0							
7. Substitution of vehicle parking with bike parking		2			0	x 1 =	0	2		

8. On-site, shared parking reduction for mixed use			5		0	x 1 =	0	5	
9. Off-site, shared parking agreement			2						0
10. Off-site, on-street parking			2						0
<b>Pedestrian network</b>									
11. Sidewalks along public ROW	choose 1 only		30						
> 12' sidewalk			20						
11' - 12' sidewalk			10						
9' - 10' sidewalk			0	0		x 1 =	0	20	
< 8' sidewalk									
12. Sidewalk buffer			5	0		x 2 =	0	10	
13. Streetscaping									
a. Sidewalk furniture			2		0	x 1 =	0		
b. Street trees in sidewalk buffer or on street edge of sidewalk			5		0	x 1 =	0		
c. Pedestrian-oriented lighting			2		0	x 1 =	0	7	
14. Internal sidewalks									
a. 5' sidewalks connect all on-site uses			5	0		x 2 =	0		
b. 5' sidewalks connect to adjacent parcels			5	0		x 2 =	0	20	
15. Crosswalks across all internal streets			6	0		x 2 =	0	12	
<b>Cycling network</b>									
16. Bicycle parking	choose 1								
Outdoor, uncovered			10			x 2 =	0		
Outdoor, covered			15			x 2 =	0		
Indoor or bicycle lockers			20	0		x 2 =	0	40	
17. Dedication of minimum 10' width bikeway easement			10	0		x 2 =	0	20	
<b>Transit network</b>									
18. Transit stop									
a. Dedication of easement for transit stop or bus bay			20						0
b. Amenities (shelter, bench, bike parking, trash can, transit info board)			20						0
19. Direct sidewalk connection to transit stop			10	0		x 2 =	0	20	
<b>Additional mitigation</b>									
20. Off-site multimodal mitigation									
a. Construct off-site sidewalk, per 20 feet			1	Feet:					0
b. Contribute towards transit operations, per \$1,000			1	\$:					0
c. Provide funding for transit amenities (see 26b) off-site			10						0
d. Other staff-approved mitigation, per \$1,000			1	\$:					0

21. Travel demand management program		up to 10	Points:			0	
22. Functional on-site open space		up to 10	Points:			0	
23. Attainable Workforce housing		up to 20	Points:			0	
<b>Total points</b>					A	B	C
Traffic impact adjustment (based on trip generation rate)					0	271	0
"B" Multiplier = 1.00					Adjusted B = 271		
Additional mitigation required					(Adjusted B - A - C) =		271
Incentive points earned					(Adjusted B x 1.1 - A - C) =		0