

**Old Town II
Zones B & D
PROJECT NARRATIVE
May 22, 2023**

Site Location:

210 - 217 NE 3rd Street, Pompano Beach, Florida 33060
290 NE 2nd Street, Pompano Beach, Florida 33060

Zoning:

TO-DP (Transit Oriented in Downtown Overlay District)

Project Description:

The proposed Old Town II (Zones B & D) is a mixed-use community in Pompano's historic downtown district. Located between NE 3rd Street and NE 2nd Street along NE 3rd Avenue, the project is on the city's Greenway and overlooks Founders Park. Old Town II is a multiple structure development, consisting of a 10-story, 415,000 sq. ft. mixed use building (Zone B) and a 6-story, 108,000 sq. ft. multifamily building (Zone D) that will be connected by a series elevated pedestrian bridges spanning across NE 2nd Street.

Zone B will consist of 229 dwelling units with associated amenities (located on ground level and 6th level), 3,400 sq. ft. commercial space at ground level and structured parking with 415 parking spaces. At the sixth level, there will be a 21,000 sq. ft. elevated outdoor amenity deck with a private pool for residents and their guests only. This building will a post-tensioned concrete structure. This building will have a height of 108'-0", qualifying it as a high-rise building and shall comply with the high-rise requirements of the Florida Building Code. Exposed parking garage façades will include architectural features to resemble liner units. These features will include faux balconies, metal balcony guardrails and openings that will be infilled with a colored screen.

Zone D will consist of 90 dwellings units with associated amenities located on ground level. A 6,400 sq. ft. courtyard and pet park at the ground level will provide residents and their guests with outdoor amenities. Standing at 70'-0" in height, this building will not qualify as a high-rise building and will be a tunnel form shell.

The elevated pedestrian bridges will be an open-air prefabricated metal structure that will span across NE 2nd Street creating not only a connecting between the buildings but also gateway to Pompano Beach's Historic Downtown

The site is currently home to Christ Church Campus. The historic First United Methodist Church, also known as the George Foster Chapel, is one of the campus buildings. The chapel, built in 1934, is considered one of the oldest religious buildings standing in Pompano Beach according to the Pompano Beach Historical Society. The site improvements for Old Town II will include not only the burial of existing overhead utilities but also the relocation of the historic chapel to Centennial Park.

Sustainable Development:

In accordance with zoning code section 155.5802 Sustainable Development Point requirement, this Mixed-Use Development will need to achieve a minimum at least 18 points. *The project will integrate the following point options (see table below) into its design for a **total of at least 18 sustainable development points.***

Green Design Feature	Feature Description	Points
Efficient Cooling	All air conditioners are Energy Star qualified.	2
Hurricane Resistant Structures	The principal building is constructed to meet increased wind loads. 150 mph load minimum	4
Mixed Use Development	The development constitutes infill a mixed-use development.	4
Parking Structure	At least 75 percent of the development's total number of required off-street parking spaces is 2 contained in a parking deck or garage.	2
White Roof	All roof surfaces are painted white.	2
Other	Relocation of Historic George Foster Chapel to Centennial Park All appliances will be energy star rated. Resident bike shops in each building to promote increased bicycle use. The bike shops will provide bike storage and make it easier for residents to maintain their bikes by providing air machines, basic tools and the necessary space to work on the bicycles to provide basic repairs and maintenance.	

Note: This has not been approved by Staff but it is being listed as an ongoing discussion with Staff on the final 4 points needed prior to being finalized.

Vernacular or Superior Design Alternative

The Development Review Committee (DRC) has reviewed the overall design and has responded that the design has not satisfactorily incorporated the required building breaks. The Development Review Committee (DRC) has suggested the deviation from the Development Design Standards be met through the application of Vernacular or Superior Design Alternative.

DRC Comment 3. Section 155.3501.2.c. Building Break:

A review of the ground floor plans has found that the required building breaks in Section 155.3501.2.c have not been satisfactorily incorporated into the building frontages that exceed 160 feet, with the exception of along NE 2nd Ave on Zone B. Vehicular access points, “wing walls,” and proposed building breaks that are not “bookended” are not considered to be building breaks and do not meet the intent of the requirement. An alternative to full compliance with the requirement of Section 155.3501.0.2.c may be to request Vernacular or Superior Design Alternative approval from the Architectural Appearance Committee as a form of relief from compliance with Section. To accomplish this, refer to Section H of the Architectural Appearance Committee Supplemental Criteria and select one (1) of the Options from the list and provide evidence that demonstrates how the selected Option has been successfully applied. Revisions to plans may be needed to be able to demonstrate how the Option has been fully utilized or applied. Vernacular or Superior Design Alternative is included as part of Section 155.2408 for Major Building Design.

Applicant’s DRC Response:

We decided to pursue the Superior Design Alternative to the Building Break Requirement of the Transit-Oriented (TO) District Design Standard.

Superior Design Alternative Option 6:

The project proposes other creative, innovative, or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality be the AAC.

The purpose of the Building Break requirement is to provide relief in the building’s façade at the ground level and serve as a connection to the surrounding public realm.

At the ground level, we have incorporated design elements that create façade relief while still providing a connection, physical (pedestrian or vehicular) or visible connection to the surrounding context.

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Located along NE 3rd Street on Zone B, there are ground level walk-up residential dwelling units. An important component for these units is an outdoor space and to create this, the building is set back to provide entry terraces for these units. Although serving as a private outdoor space for the resident, the open-ended design allows the public to engage this private space, visually, as they travel westward from Founders Park. Near the intersection of the NE 3rd Avenue and NE 2nd Street, a wing wall/exterior portal is provided to create a physical barrier of what intendeds to be a very lively commercial to space from the very private residential space. By creating a portal, it also allows for a lush landscape buffer outside of the commercial space that will serve as a visually pleasing element for those looking out of the commercial store at this end.

Similar conditions exist on Zone D along NE 2nd Street. At Zone D, the residential amenity space transitions to residential dwelling units. Again, the building is set back to provide entry terraces for these units and an extruded portal is used to delineate public space from private to create a sense of privacy for the outdoor unit terraces.

The more unique condition exists along NE 3rd Avenue on Zone B. This streetscape faces Founders Park, and in respect of the park much of the facade is only 60 feet tall and large open green spaces are provided at the corners of the building. Centrally located is the access for the parking garage. This access point serves as the only vehicular r access point for Zone B but also connects the project to the existing street grid. Located on either side of this primary vehicular access point, amenities will be provided for the residents' recreation use and amusement. The depth of these spaces is important, not only in the how it relates to the floor above put also for the usability and function of the space. Although the building breaks along this facade are not provided as defined in the zoning code, the building's exterior surfaces are extruded and indented to create variation in the façade without sacrificing the depth of the usable space for these residential amenities.

Finally on Zone B along NE 2nd Street, the residential amenity space transitions to building utilities spaces. The building is setback to create enough relief in the façade without sacrificing the lush landscape buffer provided outside and still providing the required depth inside these utility spaces.

Our contemporary design extrudes the exterior building surfaces to create varying volumes of outdoor (balconies/terraces) and indoor space. Colors are selected and placed to accentuate these volumes. As illustrated in the project's exterior elevations and renderings, the extruded volumes, and the strategic placement of color work harmoniously together to create interest and variation in the building's exterior elevations while still providing connection, at the ground level, to the surrounding city circulation grid.

The proposed feature(s) or element(s) contributes to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the Code requirement in terms of aesthetic quality.

We thank the committee in advance for considering our application. If the committee, during its review, has any questions or requires additional information, please feel free to contact the design team at the Adache Group Architects office.