

**Old Town Towers
Zones B & D
PROJECT NARRATIVE
December 12, 2022**

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

Zoning: TO-DT (Transit Oriented in Downtown Overlay District)

Overall Site Scope:

The Old Town Tower: Zones B & D is a major site development seeking site plan approval to construct 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 226 dwelling units with associated amenities (located on ground level and 6th level), 3,600 sq. ft. commercial space at ground level and structured parking with 426 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 106'-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.

Zone D will consist of 99 dwellings units with associated amenities located on ground level. A 6,400 sq. ft. courtyard at the ground level will provide residents and their guest with outdoor amenities with a private pool. Standing at 68'-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

All mechanical equipment will be located on the roofs of the associated structures with no equipment on the ground floor. Building signage and wayfinding will be attached to the building to the building and will be submitted to the city architectural appearance committee for approval.