



**AAC NARRATIVE – SUBMITTAL**  
**03-30-2022**

Re: **Ocean Park Residences**  
**1508 N Ocean Boulevard**  
**Pompano Beach, FL | 33062**

**Project Description**

The **Ocean Park Beach Residence** is an evolution of the private multi-family vertical living in the sensitive tropical Pompano Beach environment. The project is developed from the research and interpretation of the local culture, environment, and community. Key elements include the urban connection between A1A and the beach, sustainability, resilience, and the landscape topography.

The Atlantic Ocean is "easy" inspiration. It has inspired humans since our existence. It is not unlike this in *Ocean Park*. The development aims to bridge the gap from the urban life to the tranquility this beach provides. This tranquility is captured through direct access, visual access, through resonance and through the air. The design process started with observations and experiences of the site and its surroundings as well as influences of nature from all across. The direction to minimize harsh edges became obvious and stems from this experience. The appropriate architecture should be as soft as if it were created from the natural effects of wind, erosion, and vegetation. To expand upon the design concept and provide a solid foundation for the development of the project we have integrated key principals of biophilic design. Biophilia is humankind's innate biological connection with nature. It helps explain why crackling fires and crashing waves captivate us or why a garden view can enhance our creativity. There are measurable, positive impacts of biophilic design on health, strengthening the empirical evidence for the human-nature connection. We have a unique opportunity to provide a home that goes well beyond shelter and can start to address the issues of stress, performance, recovery, community cohesiveness and other familiar challenges to health and overall well-being.

Sustainability, resiliency, and "Green" building practices are ubiquitous in the industry and are important. Many of these practices appropriately place the focus on the environment and its protection. Of equal importance are the effects of the built environment to our personal wellbeing. The design and programming of the development can be organized in 3 areas that are based on the principals of biophilic design, nature IN the space, nature as inspiration for architecture, and the nature OF the space.

**Nature IN the Space:**

Nature in the Space addresses the direct, physical, and momentary presence of nature in a space or place. This includes plant life, water, and animals, as well as breezes, sounds, scents, and other natural elements. Potential implementations include potted plants, flowerbeds, bird feeders, butterfly gardens, water features, fountains, aquariums, rooftop gardens and green walls or vegetated roofs. Incorporating a dense and rich landscaping design at both the public park and the pool deck amenity level can provide a strong Nature *in the Space* experience. This should result in the creation of meaningful, direct connections with these natural elements, particularly through diversity, movement, and multi-sensory interactions.

**Nature as inspiration for the built form:**

This addresses organic, non-living, and indirect references to Nature through the façade and tower design. Objects, materials, colors, shapes, sequences, and patterns found in nature can be public artwork, furniture, décor, design elements and textiles in the built environment. Interpretation of shells and leaves, furniture with organic shapes, and natural materials each provide an indirect connection with nature: while they are real, they are only analogous of the items in their 'natural' state. The strongest Natural Analogue experiences are achieved by providing information richness in an organized and sometimes evolving manner. This is achieved at both the personal and urban scale.

**Nature OF the Space:**



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Nature OF the Space addresses spatial configurations in nature. This includes our innate and learned desire to be able to see beyond our immediate surroundings, our fascination with the slightly dangerous or unknown, obscured views and revelatory moments and sometimes even phobia inducing properties when they include a trusted element of safety. The strongest Nature of the Space experiences are achieved through the creation of deliberate and engaging spatial configurations commingled with patterns of Nature in the Space. Opportunities for unique special configurations occur at each unit with the organic formed balconies, at the pool deck level overlooking the park and to the beach and ocean. The juxtaposition of the towers also creates unique moments from all levels and scales of the project.

### **Base, Middle, and Top:**

The building has a well-articulated façade and clearly organized base, middle and top:

The base is defined by the ground level plaza and the continued store-front, the glazing for the retail and the residential entries that clearly identify the building's entry. Above the ground level and at the garage level the use of an architectural louver system is utilized to provide natural ventilation, also screen cars and build internal elements from public view. The screening also helps define the horizontal and natural forms of the facade treatment. Soft curving concrete overhangs that provide shade along the sidewalk are also part of the defined elements of the base.

The middle of the building is clearly defined by the residential tower portion. The amenities deck which houses the pool and other indoor/outdoor common use facilities services as the transition from the base and the middle of the building. The middle towering section is most notably identified by the natural and changing floor plates as you ascend. It is evocative of the contours that the ocean would create wave after wave.

The top of the building is defined by the 2-story penthouse units of the residential tower. The upper two levels starting at level 18 provide a horizontal slab line which is emphasized by its wider profile of 12" minimum as opposed to the thinner slab lines below and as well as the 4'0" horizontal lines created by the parapet at the upper roof level. These subtle differences provide a natural and proper transition to where the building meets the sky.

### **Offsets, Façade Materials, and Roofs:**

Offsets in the façade occur in 2 distinct ways:

At the base of the building, the use of the two primary materials (glass and the high-quality decorative metal screening) creates a change in the building plane. In addition to this, the concrete overhangs that are along the façade provide an almost continuous offset that is unique. Also, provides shade and shadow to the building permit to articulate the façade.

### **Building Entrances, Facades and Massing:**

The building entrances are recessed and have concrete overhangs that continue along the façade. The articulation of the building mass it is approached through the variation in overhangs, recessed entries, balconies at the tower levels, amenity deck transition, and distinct changes in materials.



### **Sustainability:**

It is our intention to seek certification through the FGBC High Rise Residential standard. The FGBC is the leading certification body in Florida. It is unique in that it sets standards based on our hot and humid climate which creates a more relevant and less "generic" standard to follow. In accordance with Table 155.5802 of the zoning ordinance we are intending to achieve a minimum of 16 points as highlighted in the attached table.

### **General Description of the Building:**

The proposed development includes an architecturally significant, mixed-use building with multifamily residential and ground floor commercial uses. The project's commercial component includes approximately 3,526 square feet of space on the ground floor, which could be utilized by the uses provided for in the PD-I approval. The commercial component is intended primarily for the benefit of residents. The ground floor also contains lobby areas, indoor fitness, lounge, reception, back-of-house facilities, and parking.

The building's second and third floors include parking and back of house facilities. The fourth floor includes a deck with a landscaping, pool, and other building amenities. The building's residential component begins on level five.

The building's residential component includes 28 units and is uniquely designed with two, residential towers, each with 19 floors. Each floor of each tower contains a single dwelling unit except for the top floors, which will contain a two-story penthouse.

The building will include a mix of ground floor commercial and residential uses. To meet the intent of providing a high-quality mixed-use development in a PD-I.

Should you have any questions or comments or would like to meet in person to expedite any issue I am available. Please contact me anytime.

Respectfully submitted,

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