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April 18, 2023

City of Pompano Beach
4091 West Palm Aire Drive
Pompano, Florida 33069

RE: Application #: PZ22-12000036
Project Planner: Max Weemys
Project Name: LIVE Venue

Dear City of Pompano Reviewers:

CallisonRTKL Inc. offers the following responses to code section 155.5602 Commercial, Institutional, and Mixed-Use Design Standards, section 7(a), 7 (b) and 7(d) of the standards in reference to the Architectural Appearance Committee's Supplemental Criteria, Section 3-H.

H. VERNACULAR OR SUPERIOR DESIGN ALTERNATIVE

When reviewing requested deviations from Development Design Standards, it must be found that the applicant has demonstrated that one of the following Vernacular or Superior Design Alternative Options has been successfully applied for each requested Design Standard deviation:
Vernacular or Superior Design Alternative Options:

1. 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.
2. The project portrays a superior design of a building or development that celebrates, honors and pays visual tribute to a specific style or theme.
3. Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.
4. The project proposes one or more prominent or remarkable iconic structures.
5. The project proposes conspicuous and exemplary displays of sustainability and sustainable design.
6. The project proposes other creative, innovative or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.

AAC

PZ22-12000036
05/02/2023

Superior Design Alternative #1

Design Guideline:

7. Fenestration/Transparency

a. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. This figure may be reduced to 20 percent of the first-floor front facade of a structure housing a large retail sales establishment.

Superior Design Alternative Option:

Option 3: “Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.”

Rationale:

All street facing facades of buildings meet the glass-opening/solid area ratio criteria except Building A1 north façade (21% Openness) and Building A4 west façade (20% Open).

These facades are below the openness requirements because all other elevations are active facades exceeding the openness requirements. A1 ranges from 36% on the West façade to 55% on the South. A4 has 56% on the East façade and 60% on the North façade. These facades utilize unique features such as materials of superior qualities and unique finishes, have geometric and volumetric variations that add significant character to the facades while contributing meaningfully to the aesthetic of these public facing areas.

Additionally, the north elevation at Building A1 and the west elevation at Building A4 includes enhanced signage and distinct graphics that sit within a lush landscape creating a unique and dynamic composition. The overall façade design approach hence creates a distinctive aesthetic that entices interest and excitement and elevate the public/users’ experience without the needs to meet the exact glass requirements/percentages of the code. Refer to elevation documents and material boards provided for visual examples of the facades.

Superior Design Alternative #2

Design Guideline:

7. Fenestration/Transparency

b. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the buildings

prohibited on street-facing front building facades. This provision does not apply to a building facade enclosing a sexually oriented business use.

Superior Design Alternative Option:

Option 1: “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.”

Rationale:

Building A1 utilizes spandrel glass where the glazing system meets the ceiling and roof elements. By increasing the scale of the glazing at each corner, we are highlighting the main entrances to Building A1, which is the primary building of the development. The glazing in combination with the tower element above creates a composition that could not be achieved if the glazing were to stop at the ceiling line.

Superior Design Alternative #3

Design Guideline:

7. Fenestration/Transparency

d. Street-facing facades of the ground level floor for all commercial, institutional, industrial uses in commercial zoning districts and mixed use developments shall not include roll up doors.

Superior Design Alternative Option:

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 by the AAC.”

Rationale:

A glass and steel garage door is proposed on Building A1 loading dock (North Elevation) and is reflective of the character of the rest of the building. Glass garage doors are an integral part of Building A1 and are utilized on the east and west facades offering a superior indoor/outdoor linkage. The garage door will incorporate a decorative motif representative of the district to shield the loading dock from view while also offering an artistic expression to the exterior.

Superior Design Alternative #4

Design Guideline:

8. Roofs

a. Sloped roofs on principal buildings shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.

Superior Design Alternative Option:

Option 4: "The project proposes one or more prominent or remarkable iconic structures."

Rationale:

Building A1 utilizes a shed-style roof over its central double height space at a slope of 1:12. We believe that this element constitutes an iconic structure within the development and meets the intent of Option 4. The visibility and visual impact of this roof can be seen throughout the development and is the signature element to the primary building within the development.

Respectfully Submitted,



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