

**Old Town II
Zones B & D
PROJECT NARRATIVE
April 13, 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. Situated between NE 3rd Street and NE 2nd Street along NE 3rd Avenue, the project is conveniently located on the city's Greenway Street and overlooks Founders Park. Old Town II is a multiple structure development, consisting of a 10-story, 415,000 square foot mixed use building (Zone B) and a 6-story, 108,000 square foot multifamily building (Zone D) that are connected by two elevated pedestrian bridges spanning across NE 2nd Street.

Zone B will consist of 229 dwelling units, residential amenities (located on ground level and sixth level), 3,400 square feet of commercial space (at ground level) and a 5-story parking garage containing 415 parking spaces. At the sixth level, there will be a 21,000 square foot elevated outdoor amenity deck with a private pool for residents and their guests. The 108-foot-tall building will be constructed of post-tensioned concrete. Since the structure exceeds a height of 75 feet, it qualifies as a high-rise building and shall comply with the high-rise requirements of the Florida Building Code. The exposed parking garage façades will include architectural features to look like liner units. These features will include faux balconies, metal balcony guardrails and punched openings infilled with colored screen.

Zone D will consist of 90 dwellings units with associated amenities located on ground level. A 6,400 square foot courtyard and pet park at the ground level will provide residents and their guests with outdoor amenities. The 70-foot-tall building will have a concrete structural system (i.e., convention cast-in place, post-tensioned or tunnel form). Standing below the 75-foot threshold, this building will not qualify as a high-rise structure.

The open-air pedestrian bridges will be metal structures that serve as safe connections between the buildings, spanning across NE 2nd Street, and will create a sense of arrival from the residential neighborhood 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 local Historical Society. The site improvements for Old Town II will not only include 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 of 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.

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**PZ22-12000044
5-2-2023**

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 First United Methodist Church (also known as the George Foster Chapel) to Centennial Park	6
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.	All appliances will be energy star rated.	2
	Resident bike shops in each building to promote increased bicycle use.	2
	The bike shops will provide bike storage and be equipped with the tools (i.e., air machines, etc.) and space necessary for residents to repair, service and maintain their bikes.	

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, except 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.O.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 applications of design that may be deemed to be of superlative or outstanding aesthetic quality by 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.

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PZ22-12000044

5-2-2023

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

Located along NE 3rd Street on Zone B, there will be ground level walk-up dwelling units. The arrival point for these units is an outdoor terrace that is created by setting the portions of the façade back. Although it is an outdoor space for the residents' use, the open-ended design allows the public to engage with this private space, visually, as they travel westward from Founders Park. Near the intersection of NE 3rd Avenue and NE 2nd Street, a wing wall is provided to create an exterior portal that serves as a physical barrier between the commercial space and residential space. The portal allows for a lush landscape buffer outside of the commercial space that will serve as a visually pleasing element for those looking out of this space.

Similar conditions exist in 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 dwelling space to create a sense of privacy for the terrace.

The more unique condition exists along NE 3rd Avenue on Zone B. This streetscape faces Founders Park, and in respect of the park, the facade is only 60 feet tall with large open green spaces provided at the corners. The entrance of the parking garage is centrally located. This opening connects the project to the existing street grid and serves as the only vehicular access for residents and visitors. Amenities spaces will be provided on either side of this opening, for residents' recreational use and amusement. The depth of these spaces is important, not only for how they relate to the floor above but also for the usability and function. Although the building breaks along this facade are not provided as defined by the zoning code, the building's exterior surfaces are extruded and indented to create variation in the façade without sacrificing the depth of these amenity spaces.

Finally on Zone B along NE 2nd Street, the residential amenity space transitions to building utility 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.

Our contemporary design extrudes the exterior building surfaces to create varying volumes of outdoor (balconies/terraces) and indoor space. The strategic placement of color creates interest and variation in the elevations while providing a connection to the surrounding city. The proposed features contribute to the overall design and help to achieve excellence, by creating a project of distinction that exceeds the code requirement.

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.

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PZ22-12000044

5-2-2023