



APPEARANCE REVIEW BOARD

MINUTES • JANUARY 16, 2014

MEETING INFORMATION

Location

Agenda Conference Room

2nd Floor, City Hall

One City Commons

400 South Orange Avenue

Time

2:00 p.m.

Members Present:

Greg Witherspoon, Chair

Michael Beale, Vice Chair

Justin Ramb

Daisy Staniszkis

Mathew Taylor

Members Absent:

Tim Lemons

Jeffrey Bush

OPENING SESSION

- Executive Secretary Thomas Chatmon called the meeting to order at **2:04 P.M.**
- Executive Secretary Thomas Chatmon called for the election of a new ARB Chairman and ARB Vice-Chairman.
- **Board member Matthew Taylor MOVED to make Greg Witherspoon ARB Chairman. Board member Michael Beale SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**
- **Board member Matthew Taylor MOVED to make Michael Beale ARB Vice Chairperson. Board member Daisy Staniszkis SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**
- Ed Petersen, acting ARB Recording Secretary, conducted the Roll Call.
- Determination of a quorum.
- Chairman Witherspoon read the Welcome, General Rules of Order and the Appeals process.

MINUTES

Board member Matthew Taylor expressed concern about the lack of correction of the November 2013 minutes. Staff member Christel Brooks noted that the necessary changes had been made but were not accurately reflected in the paperwork the Board members had received. She said the corrected version would be sent out as soon as possible.

Vice Chairperson Michael Beale moved APPROVAL of the December 19, 2013 ARB meeting minutes. Board member Matthew Taylor SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- Public Comments – Per Florida Statute, Chairman Greg Witherspoon opened the meeting for any for public comment; no one requested to speak.

CONSENT AGENDA

- There were no items on the Consent Agenda.

REGULAR AGENDA

1. 315 W Concord Street – Lexington Court

Applicant/Owner: Paul Missigman, Concord Lexington, LLC
 Location: 315 W. Concord Street
 District: 5
 Project Planner: Doug Metzger, AICP, LMT

ARB2013-00103: Request for a Major Certificate of Appearance Approval for a new 109-unit, 5-story multi-family building including a ground floor parking garage with office space, amenities support services and residential units.

Recommended Action: Staff recommends APPROVAL of the request with the following conditions:

1. Appearance Review

An Appearance Review Board Final Review and the issuance of a Major Certificate of Appearance Approval shall be required prior to building permits being issued. All ARB comments and conditions shall be address in revised drawings prior to Final Appearance Review Board action.

2. Architecture

- a. ~~Per Sec. 65.505 Street Level Commercial Use the minimum depth of ground floor commercial space lining a parking garage shall be 18 feet and the minimum floor to ceiling height shall be 16 feet. The commercial space on N. Hughey Ave. does not appear to meet this requirement.~~
- b. All ground floor ingress and egress doorways should be shown on site plans. Doors (and any pedestrian entrances) that lead directly from the sidewalk shall be recessed so the doors do not swing open into the sidewalk area.
- c. The windows on the residential units shall be recessed from the façade or trimmed with a material that is 1.5" in depth to provide more texture and shadow lines on the facades.
- d. Primary pedestrian entries shall be clearly expressed and highlighted, and recessed or framed by a sheltering element such as an awning, canopy, arcade, porch, or portico. All elevations facing streets shall have pedestrian entrances.
- e. Durable materials such as stone, brick, pre-cast, etc. are encouraged. Stucco may be appropriate on upper levels.
- f. The ground floor building walls facing open space or pedestrian pathways shall contain a minimum of 15% of transparent materials. A minimum of 10% transparency shall be provided on all floors facing the street, open space, pedestrian pathways above the ground level. The ground floor building walls facing N. Hughey Ave., W. Concord St. and Lexington Ave. shall contain a minimum of 15% of transparent materials located between 3 and 7 feet measured from ground level. Transparent materials on walls not parallel or approximately parallel to the street and on doors shall not be counted toward the minimum transparency requirement. All glass at the ground level shall be clear. Minimum light transmittance shall be 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%. No windows shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance. Tinted, reflective, or spandrel glass is not permitted.
- g. Venting & Exhaust. ~~All restaurant venting and restaurant exhaust shall be directed to the roof of the building/s, shall not be visible from the public right of way, and is not permitted on any façade of the building~~ All venting and exhaust for mechanical and utilities shall be a minimum of 10 ft. above grade, and shall be designed and integrated with the building so as to be seamless with the overall architecture of the building.
- h. Mechanical Equipment. All mechanical equipment shall be screened and meet the conditions of the LDC.
- i. Backflow Preventer. The backflow preventer/s shall be located so as not to be directly visible from the right-of-way and should be screened from view where necessary. They shall be clearly identified on the final site plan.
- j. Exterior Doors. View panels shall be provided in all exterior solid doors to provide visibility for pedestrians exiting, including emergency exit doors.
- k. Fencing. Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fences are prohibited.

- I. Any traffic signalization controls shall be housed outside the sidewalk areas, and incorporated into the exterior architecture of the buildings.

3. Building Materials

- a. While the use of hardy board as an accent material might be acceptable in some instances in the Downtown Activity Center area, the extensive use of hardy board lap siding, panels and trim boards on the proposed elevations raises strong concerns about the long term value, durability, appearance and maintainability of the building's exterior. Such excessive use of hardy board in the urban environment of the Downtown Core is not consistent with the design goals and objectives of Downtown. Additionally the material is neither consistent with nor complementary to the adjacent brick and masonry structures. It is recommended that prior to submittal for Appearance Review Board [ARB] final approval that the Applicant re-address and modify the exterior material specifications of the proposed building to incorporate more durable exterior materials and that the hardy board components comprise no more than 25% of the building's exterior.
- b. Building Base – The first architectural band above grade and knees walls of patio areas shall be constructed of honed or split-faced block which is more durable than rusticated stucco. Rusticated stucco can be utilized for the remainder of the ground floor.

4. Lighting

- a. All utilities, including street light poles, shall be kept out of the pedestrian path.
- b. A signed and sealed lighting plan consistent with Orange County's lighting ordinance (Ord. No.2003-08, §1,6-3-03) or a Photometric Plan subject to approval by the Planning Official shall be submitted with permitting drawings.
- c. Street lights on Hughey and Concord shall be double acorn fixtures meeting the requirements of the Downtown Orlando Streetscape Guidelines.
- d. Light-emitting diode (LED) lamps are encouraged.

5. Solid Waste Management

All dumpsters, trash compactors, and other solid waste containers shall be housed internally, or housed in spaces designed into the building walls. Decorative gates shall be installed to coordinate with principal structure and shall be painted to match the color of the enclosure walls.

6. Signs

- a. High-Rise Signs— Two high-rise signs are proposed for the project. They shall comply with all of the conditions of Sec. 64.246 of the Land Development Code and shall glow white at night. An ARB Minor Review shall be required for final approval prior to submittal for a sign permit.
- b. Project Identity Signs—The "Lexington Court" over canopy sign and "Leasing Office" signs on W. Concord St. are considered appropriate for this type of project.
- c. Sign Permit—ARB approval of signs does not signify approval of a sign permit. All signs will be required to receive a sign permit [BLD permit] prior to installation.

7. Site Improvements

- a. Consistent with the Downtown Orlando Streetscape Guidelines, the public pedestrian zone shall have a minimum width of 15', provided from the back of the street curb. To allow for proper street tree growth.
- b. The 15' pedestrian width shall be clear to the sky, unobstructed by architectural projections overhead, excepting that awnings and canopies spaced between trees might be acceptable. This pedestrian zone may occupy both public and private property.
- c. The Streetscape Treatments, as defined by the Streetscape Guidelines, shall be Treatment 4, Window Pane Street, along Hughey and Concord. Treatment 4 is typified by concrete sidewalks with "window pane" (aka "picture frame") hand-troweled joints, rectangular planters with trees spaced 35' to 40' on center, double-acorn streetlights, and brick corners at intersections.
- d. All street trees shall be installed with structural soil or equal technique.
- e. Along Lexington Ave., the streetscape treatment shall be Treatment 5, Parkway Street.
- f. Street sidewalks crossing driveways shall be continuous, with a smooth grade.
- g. Street Tree Spacing – Street trees shall be spaced approximately 30 feet apart on both Hughey Avenue and Concord Street.
- h. Street Light Spacing - The double acorn street lights shall be spaced approximately 60 feet apart on both Hughey Avenue and Concord Street.
- i. Wheelchair Ramp – The northern wheel chair ramp at the intersection of Hughey and Concord shall be removed. There is no sidewalk or other pedestrian facility on the opposite side of Hughey that requires a handicap accessible ramp or pedestrian crossing of Hughey Avenue at that location.
- j. Lexington Avenue Streetlights – Single acorn street lights as shown on the proposed plans are approved as submitted.

k. Street sidewalks crossing driveways shall be continuous, with a smooth grade.

l. Security Gate Requirements— If in the future the project proposes security gates the location and design of all vehicle and pedestrian access / security gates shall meet Orlando Land Development Code (LDC) and Engineering Standards Manual (ESM) requirements. Vehicle access gates shall be designed to provide a turn around area for denied or errant entries, vehicular storage / stacking, guest access, emergency access, etc. The gates shall be positioned (offset) to allow the length of at least one design vehicle to be stored between the keypad and the sidewalk / road right-of-way (R-O-W) line. A detailed, scaled, and dimensioned preliminary design shall be submitted for review.

8. Landscaping

- a. All landscaping shall meet or exceed the minimum requirements of the landscape code current at the time of each parcel development, and shall additionally comply with the Downtown Orlando Streetscape Guidelines.
- a. Existing trees (not including those classified as invasive, exotic species) shall be preserved to the extent practical. The placement of underground utilities, including irrigation, within the drip lines of existing trees to be preserved shall be done by means of tunneling rather than trenching. A report from the City Arborist on the health and viability of existing trees is required.
- b. Tree clearing (excluding the clearing of invasive exotic species) shall not commence until full site and building development plans have been approved.
- c. Street tree species shall be determined in conjunction with City staff. City staff shall have the right to inspect and select street trees at the nursery supplier prior to shipping to the site.
- d. Parking Garage – At a minimum a hedge 36” tall at the time of installation that will grow to a maintained height of 48” shall be planted along the northern and western wall of the parking garage.
- e. Lexington Avenue Planting Strip - A fast-growing hedge, such as viburnum or ligustrum, should be planted in the Lexington Avenue planting strip to reduce the visual impact of the Crowne Plaza parking lot. The hedge should be a minimum of 30-inches in height at installation and be maintained to a minimum height of 36-inches after the first year. Individual shrubs in hedge should be installed at a minimum spacing of 30-inches between plants along the entire length of the fence line.
- f. Garage Landscaping- The approximate 3 ft. along the rear of the garage is for interim purposes only. 7 ft. shall be provided at the time of Phase II review.
- g. The 3.5 ft. of landscaping relief is applicable to the exposed garage façade along the east side of the building only. In addition to the landscaping provided the proposed garage screening shall incorporate greenery. Final design of the fenestration shall be subject to ARB review.

9. Bicycle Parking and Bicycle Parking Design Requirements

- a. Bicycle parking shall be provided as required by and in accordance with the standards of the Orlando Land Development Code (LDC), Chapter 61, Part 3D.
- b. For the residential portion, a minimum of five (5) short-term and five (5) long-term spaces are required. Non-residential uses shall require bicycle parking in the amount indicated in Chapter 61, Figure 28, based on the land use and square footage.
- c. All required bicycle parking facilities shall be located on the same building site as the use being served. Short-term spaces shall be located within 120 feet of and clearly visible from the principal entrance of the building served (including both the patron and employee entrances where separate entrances are provided); long-term spaces shall be located within 500 feet of the principal entrance.
- d. Design standards shall comply with Section 61.355 of Orlando City Code, Chapter 61. All bicycle parking spaces shall comply with the following standards:
- e. Minimum aisle width: 60 inches, to allow for access and maneuvering.
- f. Accessibility: Accessible to users without climbing or descending stairs.
- g. Safety: Separated from vehicle parking spaces by physical barriers, such as curbs, wheel stops, bollards or other similar features, to protect bicycles from damage.
- h. Site Coordination: Consistent with the design, color and character of the buildings, street furniture and other features on the building site, but clearly discernible as bicycle parking.
- i. Type: Enable users to lock the frame and both wheels.
- j. Construction: Anchored, so that they cannot be easily removed.
- k. Interior lockers and showers are encouraged

10. Sustainable Construction Methods

Water conservation, energy conservation, and low-maintenance landscape design are strongly encouraged.

11. Model

Prior to permitting, a physical 1"= 100' model of the project (or each building as it's developed) should be provided for the DDB/CRA model. At time of permitting, submit a 3D virtual model in the City of Orlando's digital format for the Virtual Orlando model (See CAD Standards City of Orlando for format).

~~12. Final Review submittal should include the following:~~

- ~~a. Material samples.~~
- ~~b. Full color building elevations.~~
- ~~c. Site plan that includes all vertical encroachments, including balconies, canopies, roof overhangs, etc.~~
- ~~d. Dimensioned site plan, with setbacks, streetscape, parking spaces, etc. dimensioned, and including the proposed site and context including 25 feet of adjacent properties and the full right of way to the opposite side of the street~~
- ~~e. Exterior light fixtures, such as sconces or other architectural lighting shall be submitted and should be in scale with other elements of the building. Lighting is encouraged to emphasize entrances and architectural features.~~
- ~~f. A full landscape plan showing all trees, hedges, ground cover, sod, and other landscape and hardscape features. Planting details, size, species, etc. shall be included. Drought tolerant plants are strongly recommended.~~

Doug Metzger, staff project planner, gave a PowerPoint presentation and detailed the scope of the project including the proposed development program, architectural elevations, floor plans, landscape plan, hardscape plan, and proposed building materials and colors. He also reviewed the staff conditions of approval. Referring to Condition #3, he expressed staff's concern about the use of hardieboard, noting that Downtown is the most intense of all the zoning districts and therefore they wanted the best types of materials used.

Board member Matthew Taylor confirmed that Condition #1 and Condition #12 no longer applied, that they were leftover from the original Courtesy Review. He also asked for clarification on the term "above grade" for the durable building base. Mr. Doug Metzger showed what he meant on the elevations by pointing to the area immediately above the ground. Board member Taylor also asked if staff could "waive code" for Condition #8f. Mr. Metzger noted that Condition #8f was approved via a master plan amendment in December 2013, which amended the landscape code requirement.

Marc Gauthier, 200 East Canton, Winter Park, FL 32789, relayed the history of the site via PowerPoint, showing photographs and elevations. He stated that he mostly agreed with staff's conditions, though he disagreed with the restriction of the materials involved, particularly the hardieboard. He said that the hardieboard would mimic stucco, and that his group considered it to be a more durable material than stucco. He passed out a packet with more photographs and a report from Construction Industry Solutions that showed the superiority of hardieboard over stucco.

Mr. Gauthier discussed several conditions. For Condition #2j, he wanted the Board to waive the requirement for view panels on the ground floor units, Staff agreed. For Condition #2l (L), he noted that there would be no signalization improvements. For Condition #3b, he wanted the Board to waive that requirement on certain portions of the building. For Condition # , he said the plans called for three high rise signs; Mr. Metzger pointed out that only two were allowed by Code, so Mr. Gauthier said they would remove the one on the eastern face. For Condition #8e, Mr. Gauthier said it should read "north and east" face, and Mr. Metzger agreed. For Condition #11, Mr. Gauthier claimed he needed to get more specific requirements for the model. He then presented product samples to the Board, including window glaze, siding, and hardieboard materials.

Randall Slocum, 1162 N. New York Ave, Winter Park, FL 32789, project architect, spoke at length about the difference between stucco and harieboard. He passed out a separate packet with photographs of similar developments and a web page printout with specifications of hardieboard products. Board member Matthew Taylor asked if there would be color all the way through the hardieboard; Mr. Slocum said no, the hardieboard would not be pre-painted but it would be primed for installation.

Rebecca Wilson, 215 N. Eola Drive, Orlando, FL 32801, of Lowndes, Drosdick, Doster, Kantor, and Reed, addressed Board member Michael Beale's question about Phase 2. She noted there would be a perpetual parking easement with the nearby Crowne Plaza. She wanted the Board to modify Condition

#3a to remove the 25% hardieboard requirement, although she stated she would be OK with flatside. At the end of Condition #3b, she wanted language added to the effect of “except for the extent of planting.”

Board member Matthew Taylor asked the applicants to locate the other buildings they had been referencing. Mr. Slocum said none were in Downtown Orlando; Mr. Gauthier said there were a few elsewhere in Central Florida. He also noted that many repairs to buildings in Downtown and Baldwin Park had been made to stucco structures. Board member Taylor asked what the expected life cycle was for the hardieboard. Mr. Gauthier said that the subject property had yet to sell, but in general they tried to have a minimum of 15 years—they were in projects for the long term.

Jason Burton, Chief Planner, noted that in the Downtown environment, commercial materials were required to have a different aesthetic and meet a different consistency. He suggested the Applicant use a panel system to mitigate the hardie lap siding in an effort to compromise with staff.

Board member Matthew Taylor asked what the cost impact would be for switching from hardieboard to the hardieboard panels. Mr. Gauthier said it was negligible and he had no problem working with staff redesigning the elevations. Board member Justin Ramb asked how much (i.e., percentage of the project) was using hardieboard. Mr. Gauthier claimed approximately 80%, but then their “Plan B” was stucco. Board member Matthew Taylor then discussed Condition #3 at length with Mr. Metzger.

Board member Michael Beale asked if there were any other Downtown buildings that utilized hardieboard like this project. Mr. Doug Metzger cited Steel House and Camden Orange Court. Board discussion then ensued on the “suburban” quality of the proposed project and whether that would be appropriate for the Downtown core. Board member Justin Ramb expressed concerns about the colors and fonts chosen for the project signage. Board member Daisy Staniszkis voiced an issue with the visibility of the sign from Interstate 4 and whether the scale was appropriate.

Board member Matthew Taylor asked if the project met the minimum density of the zoning district. Mr. Gauthier said yes, and that it had been approved under the master plan. Chairman Greg Witherspoon concurred with many of the concerns; he confirmed that Mr. Metzger accepted the change to Condition #2j. Chairman Witherspoon further detailed his concerns with street and landscape edges; other Board discussion ensued about this topic. Richard Forbes, Historic Preservation Officer, noted that hardieboard was an acceptable product, but that the material might need to be more detailed and/or urban.

After further Board discussion, Chairman Greg Witherspoon commented that the Board might be “stuck” on some of the issues and deferral might be the best option. Mr. Gauthier ask for clarification on deferrment and it was explained that deferral meant they would come back before the Board in February, after working further with staff to come to more agreement on certain conditions of approval.

Motion: Board member Matthew Taylor MOVED to DEFER this item to the February 20, 2014 Board meeting. Board member Justin Ramb SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

Thomas C. Chatmon Jr., Executive Secretary, made a statement regarding the Board’s discussions on designs, environments around the buildings, and standards upon which they based their decisions. He also commented on the upcoming Downtown Orlando Task Force.

2. 101 Lake Avenue – Citi Tower at Eola Park

Applicant:	Wayne Dunkelberger, Baker Barrios Architects
Location:	101 Lake Avenue
District:	4
Project Planner:	Doug Metzger, AICP, LMT

ARB2014-00001: Request for a Courtesy Review for a new 233-unit, 21-story multi-family building with an integrated 265-space, 5-level parking garage and 22,300 s.f. of ground floor and mezzanine level commercial space.

Recommended Action: No action at this time. Staff is providing the following comments as part of this Courtesy Review:

1. Transparency: The ground floor building walls facing all streets shall contain a minimum of 30% of transparent materials. A minimum of 15% transparency shall be provided on all floors facing the street above the ground level. All glass at the ground level shall be clear. Minimum light transmittance shall be 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%. No windows shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance. Tinted, reflective, or spandrel glass is not permitted.

2. Streetscape:

- a. Street Trees – High rise live oaks shall be planted in the on-street parking bump-outs along Lake Avenue [approximately 60' on-center] High-rise live oaks shall be used as canopy trees on all streets.
- b. One to two street trees shall be installed in tree wells along Church Street in 6'by 9' tree wells.
- c. Structural Soil – To minimize root damage to adjacent pavement areas structural soil or an approved equivalent shall be installed around all canopy street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Streetscape Guidelines.
- d. Street Lights – Double acorn streetlights consistent with the Downtown Streetscape Design Guidelines shall be used on all streets and spaced based on the OUC lighting requirements. The street lights shall be located no closer than 2-feet to any sidewalk connections to the on-street parking areas or intersection hardscape.
- e. Understory Trees – Understory trees may be used as accent trees in the parkway areas between the street trees but shall be located no closer than 10 feet to any street light and 20' to any canopy tree.
- f. Lymmo Station Stop – The layout of the LYMMO Station Stop on the northeast corner of the Church Street and Lake Avenue intersection shall be shown on future construction drawings for the Church Street streetscape.
- g. Pedestrian Paths – Sidewalks and streetscape on all streets shall be constructed based on the requirements for Streetscape Treatment 4 of the Downtown Streetscape Design Guidelines. All cells in the sidewalk will be finished with 2"-3" troweled edges and a medium broom finish that is perpendicular to the centerline of the street consistent with Treatment 4 of the Downtown Streetscape Design Guidelines. Intersection corner treatments and on-street parking spaces shall be Lawrenceville brick and installed according to the guidelines for Downtown Streetscape Treatment 4.
- h. Corner treatments shall provide two accessibility ramps at each corner perpendicular to the centerline.
- i. The pedestrian crossing at the loading zone and garage entry shall be raised to be at same grade as the sidewalk adjacent to the driveway in order to clearly define the pedestrian area. The crosswalk surface shall be Lawrenceville brick. Reflective paint alone is not acceptable, however may be used in conjunction with pavers or other surface to outline the pedestrian path for night time safety. The mid-block curb cuts into the garage shall meet the mid-block curb cut standard in the Downtown Streetscape Guidelines.

3. Pedestrian Connections: A minimum 5 ft. pedestrian walkway shall be provided adjacent to the driveway entry into the service area from E. Pine Street.

4. Principal Entrances. Principal pedestrian entrances from the street shall be architecturally treated and emphasized with canopies, awnings, or other material changes at the ground level. The three corners of the building on the ground level with active space should be further emphasized with a canopy or other architectural projection/element.

5. Parking Garage:

- a) The parking garage shall be articulated architecturally on all elevations, and designed to achieve an architectural unity with the remainder of the building by reflecting the character, scale and massing of the occupied spaces of the building. Garage screening shall be provided that reflects the fenestration pattern, finish materials and colors of the rest of the building.
- b) Exterior wall materials for parking garages shall be compatible with the exterior wall materials and finishes of the buildings they serve.
- c) Parking garages shall be designed to minimize direct views of parked vehicles from streets and sidewalks and to avoid spill-over light, glare, noise and exhaust fumes onto public use areas or adjacent properties. Lighting that may be potentially visible from the garage shall be shielded.
- d) Angled exterior ramping shall not be visible from the right-of-way and shall be obscured from view through the use of exterior metal screening, or other alternative methods.
- e) Up to 15% of the required parking spaces in any parking garage may be designed as compact spaces. Such spaces shall be prominently marked and posted and shall be no less than 7 feet 6 inches wide and 16 feet 0 inches deep. Compact spaces are prohibited in parking lots.

- f) The slope of the grade preceding the exit of a parking garage shall not exceed 2% for a minimum of 25 feet.
 - g) Decorative gates architecturally integrated with the building design shall be utilized to screen the entry into the trash compactor and delivery/service area and shall be closed when the area is not in use.
 - h) Art Panels—the art panels and green screen material, patterns, art work and plant material shall be presented as part of an ARB Final Review.
 - i) It is recommended that a 20-foot building setback easement be established with Baptist Towers in order to provide sufficient setback for future development to meet the fire code setback requirements that would allow the solid six-story east façade of the Citi Tower parking garage to have openings and additional architectural detailing.
6. **Materials.** Durable materials such as stone, brick, pre-cast, etc. shall be utilized at the ground level.
7. **Pedestrian Scale Detailing.** A durable stone, cast stone, pre-cast concrete, or such other material that may be deemed appropriate and durable by the Appearance Review Officer, shall be utilized along the base of the building, except where storefront glass is provided.
8. **Existing Trees on Site.** There are multiple large canopy trees on this site and within the ROW. These trees shall remain, at minimum, until such time as a building permit has been issued for the foundation of the building and construction commences.
9. **Windows.** The windows on the residential units shall be recessed from the façade to provide more texture and shadow lines.
10. **Exterior Doors.** Security view panels shall be provided in all exterior solid doors to provide visibility for pedestrians exiting, including emergency exit doors.
11. **Curbscuts.** All existing curbscuts shall be removed and the streetscape and curbing restored.
12. **Service Area/Utilities.** All utilities, trash disposal pick-up, and other maintenance facilities should be located on the interior of the parking garage, and not adjacent to the pedestrian sidewalks to fullest extent possible.
13. **Venting & Exhaust.** All potential restaurant venting and restaurant exhaust shall be directed to the roof of the building and shall not be visible from the public right-of-way. Restaurant venting is not permitted on any façade of the building. All other venting and exhaust for mechanical and utilities shall be a minimum of 10 ft. above grade and shall be integrated with the building design so as to be seamless with the overall architecture of the building.
14. **Mechanical Equipment.** All mechanical equipment shall be screened and meet the conditions of the LDC. The transformer yard wall shall be architecturally integrated into the ground floor design of the building.
15. **Backflow Preventer.** Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. They shall be clearly identified on the final site plan.
16. **Fencing.** Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fences are prohibited.
17. **Signage.** A Master Sign Plan including both the residential and retail signage at the ground level shall be provided and reviewed as a separate ARB review prior to the issuance of building permits for exterior signage. It shall clearly show how signage will be allocated between the tenants and the site as a whole and provide placeholders for locations of proposed signage. High-rise signs are permitted consistent with Sec. 64.246 of the Land Development Code but will require an ARB Major Review prior to permitting.
18. **Sustainable construction methods,** such as water conservation, energy conservation, and low-maintenance landscape design are strongly encouraged.
19. **Telecommunications Equipment Screening.** Buildings should be designed to accommodate future placement of telecommunications equipment. Recommend screening areas be built into rooftop areas so that the placement and screening of the equipment does not become an afterthought.
20. **Model.** Prior to permitting, a physical 1"= 100' model of the project (or each building as it's developed) should be provided for the DDB/CRA model. Submit a 3D virtual model in the City of Orlando's digital format for the Virtual Orlando model (See CAD Standards City of Orlando for format) at the time of permitting.
21. **Final ARB Review** submittal should include the following:
- a) A site plan, with setbacks, streetscape, parking spaces, etc. with dimensions, and including the proposed site area and context 25 feet into the adjacent properties and/or the full extent of the right-of-way to the opposite side of the street. The site plan should also include delineation of all vertical encroachments, including balconies, canopies, and roof overhangs, etc.
 - b) Updated dimensioned hardscape plan that includes the required streetscape treatments including on-street parking and bulbouts, as well as all on-site hardscape and paving
 - c) A signed and sealed lighting /photometric plan consistent with an approved City of Orlando lighting ordinance or if not approved consistent with the Orange County lighting ordinance (Ord. No.2003-08, §1, 6-3-03). Light fixtures, such as sconces or other architectural lighting shall be in scale with other elements of the building. Lighting is encouraged to emphasize entrances and architectural features.
 - d) A full landscape plan showing all trees, hedges, ground cover, sod, and other landscape and hardscape features. Planting details, size, species, etc. shall be included. Drought tolerant plants are strongly recommended.
 - e) Materials, color samples, and to-scale architectural elevations that include material and color callouts.

- f) Details of the garage screening materials, methods, and how these are integrated with the building.
- g) Enlarged details on the architectural treatment at the pedestrian level on Church Lake and E. Pine.
- h) Details on materials, attachment methods, etc. of the proposed art panels and green screens on the building.

Doug Metzger, staff project planner, gave a PowerPoint presentation and detailed the scope of the project including the proposed development program, architectural elevations, floor plans, landscape plan, and hardscape plan. He also reviewed the staff comments. He paid particular attention to the “blank wall” of the east garage façade in his comments.

Wayne Dunkelberger, 189 S. Orange Ave, Orlando, FL 32801, the Applicant, spoke about the refinements the design had undergone. He noted it was inspired by the Publix down the street, particularly the positioning of the windows, allowing activity by day and lighting by night. As for the visible parking garage ramp, he acknowledged that it was a problem and that further design improvements were pending. He stated that the building elements went “all the way to the ground.” The art panels were still a work in progress as well, especially when combined with the “living wall” on the east parking garage façade. Board member Daisy Staniszki expressed concern with cars parking on the top level of the garage being visible to residents.

Albert Socol, 1011 East Street, Miami, FL, the architect and managing member of the partnership, thanked the Board for its courteousness compared to Boards he had dealt with in other cities. The new building tower had been designed to have an “institutional” quality and to not look retro or out of place. He was proud of the building’s “sombbrero,” or architectural flourish on the top. He acknowledged that planning was meant to impose restrictions, but that it was all toward a coherent vision. Finally, he related anecdotes of meetings with other architects on various projects, including I.M. Pei.

Donna Rose, 414 E. Pine Street, Apt 1312, Orlando, FL 32801, a resident of the nearby Baptist Terrace, stated that she understood progress had to be made, but expressed concern about where the venting and exhaust from the garage would be going, and how much noise would be produced. Mr. Dunkelberger said that he wanted the design to include an open-air garage if possible, and that the venting would be on the opposite side of the building to reduce noise impacts. Ms. Rose also wanted to know what kind of tenants would be moving in, expressing frustration that there were no pharmacy stores in Downtown. Chairman Greg Witherspoon reminded her that the Board could address appearance issues only.

Chairman Greg Witherspoon closed the public portion of the hearing and allowed the Board members to make their courtesy review comments. Board member Micheal Beale said there were “disconnects” on the south and east side façades, that a transition was needed, and that perhaps could be helped with different colors and materials. Board member Daisy Staniszki applauded the very urban nature of the structure. She confirmed with the applicant that it would be composed of rental units and that the garage had to hang over due to turning radius requirements. Board member Matthew Taylor asked if a beacon would light the underside and what the east façade material would be. Mr. Dunkelberger said it might be self-lit, and that there would be a frame (material to be determined). Board member Justin Ramb praised the design, especially the layout of the glass balconies. Chairman Greg Witherspoon echoed other members’ sentiments and thanked the Applicant for working with staff on a number of issues. He expressed some concern that the pedestrian area might have been an afterthought. In response to Board inquiries, Mr. Dunkelberger said that there would not be many further major tweaks and that the design was pretty well set.

As this was a courtesy review, no further action was needed on the item.

OTHER BUSINESS

- No items.

OLD BUSINESS

- Doug Metzger gave an updated on the Sanctuary area parking lot operations. He noted that the valet company's permit had expired a year ago. They also have been parking in prohibited areas.

ADJOURNMENT

Chairman Greg Witherspoon adjourned the meeting at 4:40 p.m.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, FEBRUARY 20, 2014.

STAFF PRESENT

David Bass, City Attorney's Office
Ed Petersen, City Planning
Doug Metzger, City Planning
Richard Forbes, City Planning
Jason Burton, City Planning
Ken Pelham, City Planning

Thomas C. Chatmon Jr., Executive Secretary
Walter Hawkins, Director of Urban Development
Christel Brooks, Administrative Specialist
Shaniqua Rose, Board Secretary
Alana Brenner, City Clerk

Thomas C. Chatmon, Jr., Executive Secretary

Ed Petersen, Planning