



APPEARANCE REVIEW BOARD

MEETING MINUTES

June 18, 2015

OPENING SESSION:

- Vice - Chairman Mike Beale called the meeting to order at 2:00 P.M.
- Shaniqua Rose, ARB Recording Secretary, conducted the Roll Call.
- Determination of a quorum was confirmed.
- Vice - Chairman Mike Beale read the Welcome, General Rules of Order and the Appeals process.

MINUTES

A motion was made by Tim Lemons and seconded by Matt Taylor to approve the May 21, 2015 ARB Meeting Minutes. The motion carried unanimously.

ANNOUNCEMENTS

- There were no announcements.

CONSENT AGENDA

1. 151 E. Washington Street – Zumo Zen Juice Bar

Owner/Applicant:

Susan Carver/Sabrina Vaccari

Location:

151 E. Washington Street

District:

4

Project Planner:

Doug Metzger

ARB2015-00036

Request for a Major Certificate of Appearance Approval for a new juice bar structure incorporated into an existing kiosk.

Recommended Action:

Staff recommends APPROVAL of the request with the following conditions:

1. ARB approval is not approval to construct. All necessary building permits and their conditions shall be met prior to construction and operation. If building permit requirements substantially change the design of the proposed establishment then an ARB Minor Review and approval shall be required for those modifications
2. The serving station graphics and signs are approved as submitted in this application, but will still require sign permits. All other signage including menu boards shall require and ARB Minor Review and approval prior to issuance of signage permits.
3. The serving area shall be kept in a clean, orderly condition and shall be pressure washed at least once a month.

MEETING INFORMATION

Location

Sustainability Conference Room

2nd Floor, City Hall

One City Commons

400 South Orange Avenue

Time

2:00p.m.

Board Members Present:

Mike Beale, Vice Chair

Matt Taylor

Daisy Staniszki

Tim Lemons

Jeffrey Bush

Board Members Absent:

Greg Witherspoon, Chair

Justin Ramb

4. If business operations at this location cease all signs and graphics shall be removed within 30 days of closure.

The Board was concerned with that there was not enough details provided in the drawings.

Board Member Matt Taylor motioned and Jeff Bush seconded to move this item to the regular agenda for further discussion.

REGULAR AGENDA:

1. 151 E. Washington Street – Zumo Zen Juice Bar

Owner/Applicant:	Susan Carver/Sabrina Vaccari
Location:	151 E. Washington Street
District:	4
Project Planner:	Doug Metzger

ARB2015-00036

Request for a Major Certificate of Appearance Approval for a new juice bar structure incorporated into an existing kiosk.

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

1. ARB approval is not approval to construct. All necessary building permits and their conditions shall be met prior to construction and operation. If building permit requirements substantially change the design of the proposed establishment then an ARB Minor Review and approval shall be required for those modifications
2. The serving station graphics and signs are approved as submitted in this application, but will still require sign permits. All other signage including menu boards shall require and ARB Minor Review and approval prior to issuance of signage permits.
3. The serving area shall be kept in a clean, orderly condition and shall be pressure washed at least once a month.
4. If business operations at this location cease all signs and graphics shall be removed within 30 days of closure.

Mr. Doug Metzger gave a brief overview of the project plans.

Board Member Tim Lemons motioned for approval, with no second the motion failed.

Board Member Jeff Bush made a motion and it was seconded by Daisy Staniszki to defer the item until further details about the project are brought before the Board. The motion carried 4-1 with Tim Lemons voting against deferment.

2. 150 E. Central Blvd – Modera/University Club

Owner/Applicant:	Mark Levine/Todd Bleakly
Location:	150 E. Central Blvd
District:	5
Project Planner:	Doug Metzger

ARB2015-00037

A Courtesy Review for a new 24-story, 394-unit multi-family tower that includes 19,500 s.f. for the University Club, 7,000 s.f. of ground floor retail and a 630 space parking garage.

Recommended Action: ARB Staff has reviewed the applicant's submittal and development

plans and has the following comments:

ARB Staff has reviewed the applicant's submittal and development plans and has the following comments:

1. Streetscape

A. Streetscape Design Guidelines—All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines.

B. General Streetscape Requirements:

- i. Stormwater Planters— ARB Staff supports the use of the low impact developer proposed stormwater planters. However, the design and location of stormwater planters shall require Transportation Engineering and Streets and Drainage Division approval. The location of the stormwater planters shall not interfere with the ingress and egress passenger movements of the on-street parking spaces.
- ii. Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City and shall be responsible for the maintenance of the stormwater planters.
- iii. Street Trees – High rise live oaks trees shall be planted as the primary street tree. Phoenix sylvestris palms may be used as accent trees at building entrances.
- iv. Structural Soil – To minimize root damage to adjacent pavement areas structural soil or a Planning Official approved equivalent shall be installed around all canopy street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Orlando Streetscape Guidelines.
- v. Street Lights – Double acorn LED streetlights consistent with the Downtown Streetscape Design Guidelines shall be used on all streets and spaced based on OUC lighting requirements.
- vi. Corner Treatments—Intersection corner treatments shall be Lawrenceville brick and installed with a 6-inch thick concrete sub-base for the first 6-feet from back of curb transitioning to 4-inches to the face of building. Corner treatments shall provide two accessibility ramps at each corner perpendicular to the centerline.
- vii. Valve and Junction Boxes—All at grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids.
- viii. Pedestrian Crossings—Pedestrian crossings at the garage entries shall be raised to be at same grade as the sidewalk adjacent to the driveway. A pavement treatment that matches the pedestrian clear zone treatment or that contrasts with the vehicle lanes shall be used in order to clearly define the pedestrian area. Reflective paint alone is not acceptable, however may be used in conjunction with pavers or other surfaces to outline the pedestrian path for night time safety. The mid-block curb cuts into the garage and service areas shall meet the mid-block curb cut standard in the Downtown Streetscape Guidelines.
- ix. Building Entries—Building entries should be recessed into the façade so that ingress, egress and entry doors do not conflict or open directly into the pedestrian clear zone.
- x. Curb Cuts—All existing curb cuts shall be removed and the streetscape and curbing restored during construction.
- xi. Final Landscape and hardscape plans shall be submitted for ARB Final Review and approval prior to submittal of building permits.

C. E. Central Avenue

- i. Width—The minimum streetscape width on E. Central shall be 13-feet from back-of-curb at the western property line to match the setback of the library garage expanding to a minimum of 15-feet approaching the Rosalind intersection. The furniture zone shall be a minimum of 6-feet along the entire project frontage, excluding the loading zone in front of the University Club entrance. The concrete sub-base in the furniture zone shall be 6-inches thick. The pedestrian clear zone shall be a minimum of 7-feet in width at the western property boundary but in such a heavily travelled pedestrian area should transition to a minimum 9-foot pedestrian clear zone.
- ii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the minimum streetscape zone outside of the right-of-way.
- iii. Treatment 1—The E. Central streetscape shall match Treatment 1 of the streetscape guidelines with hex pavers in the furniture zone and Lawrenceville brick in the pedestrian clear zone.

- iv. Street Trees—Street tree wells shall be 5-feet by 9-feet to match the tree well size on the north side of E. Central; the use of tree grates is optional.
- v. Accent Bands—The proposed flush concrete accent bands in the primary streetscape zone are not supported by ARB Staff and shall be removed from future plans. The accent bands may be allowed outside the minimum required streetscape zones.
- vi. Loading Zone—The location of the loading zone shall require approval by the Transportation Engineering Division however a minimum 9-foot pedestrian clear zone shall be maintained adjacent to the loading zone. The pavement surface of the loading zone shall be vehicle rated hex pavers or stamped concrete to match the hex paver pattern of the furniture zone.
- vii. Planters—The raised planters adjacent to the entrance of the University Club shall be minimum of 2.5-feet wide and should also wrap around the corner of the building onto the Rosalind Ave. frontage.

D. S. Rosalind Avenue

- i. Width—The minimum streetscape width on S. Rosalind Ave. shall be 15-feet from the back-of-curb. The furniture zone shall be a minimum of 6-feet along the entire project frontage. The pedestrian clear zone shall be a minimum of 9-feet in width. The sub-base in the furniture zone shall be a minimum of 6-inch thick concrete transitioning to a 4-inch thick concrete sidewalk in the pedestrian clear zone.
- ii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the minimum streetscape zone outside of the right-of-way.
- iii. Treatment —The S. Rosalind streetscape shall match the streetscape on the east side of S. Rosalind with hex pavers in the furniture zone and concrete saw cut sidewalk panels with a smooth finish in the pedestrian clear zone.
- iv. Street Tree Wells—Street tree wells along S. Rosalind shall be 6-feet by 9-feet. The use of tree grates is optional.
- v. Sidewalk Café—A Sidewalk cafe shall be permitted in the 15-foot streetscape zone in front of the S. Rosalind Avenue retail space. The sidewalk café shall meet the requirements in the Land Development Code [LDC] including the preservation of a 5-foot pedestrian clear zone adjacent to the furniture zone. A sidewalk café permit and ARB Minor Review shall be required for the sidewalk café use.

E. E. Pine Street

- i. Width—Per the Downtown Orlando Streetscape Design Guidelines the minimum streetscape width from back-of-curb shall be 15-feet for new development. Approximately 12-feet is being provided along the E. Pine Street frontage. The furniture zone shall be a minimum of 6-feet along the entire project frontage. The sub-base in the furniture zone shall be a minimum of 6-inch thick concrete.
- ii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the minimum streetscape zone outside of the right-of-way.
- iii. Treatment 3—The E. Pine streetscape shall match Treatment 3 of the streetscape design guidelines with hex pavers from the back-of-curb to face of building..
- iv. Street Tree Wells—Street tree wells shall be 6-feet by 9-feet. The use of tree grates is optional.
- v. Garage/Loading Bay Crossing—The pedestrian crossing at the garage entries shall be raised to be at same grade as the sidewalk adjacent to the driveway. The transition from finished street grade to the pedestrian crossing shall occur in the furniture zone. A pavement treatment that contrasts with the vehicle lanes and aprons shall be used in order to clearly define the pedestrian crossing area. Reflective paint alone is not acceptable, however may be used in conjunction with pavers or other surfaces to outline the pedestrian path for night time safety.
- vi. Sidewalk Cafe—The proposed 12-foot wide streetscape zone does not provide sufficient width to allow sidewalk cafes in the streetscape zone. A minimum 15-foot wide streetscape is required should the final design incorporate sidewalk cafes.

2. Architecture

A. Design Intent

- i. ARB and City Staff is very excited about the design of the University Club/Modera project as presented in this submittal package. The redevelopment project is located at a major intersection in the core of the downtown district and adjacent to one of the most active areas of Downtown Orlando—Lake Eola Park.
- ii. The contemporary design and architecture of this building will have a positive impact on the downtown skyline and activation of the ground level.
- iii. Continued focused on the design and details at the base, through the middle and especially at the top or crown of the building will continue to be critical through the design and development process.
- iv. Final architectural plans, elevations, materials and finishes shall be submitted for ARB Final Review and approval prior to submittal for building permits.

B. Tower Crown

- i. The top or crown of the building is distinctive and integrates well with the middle of the building. As the design process continues emphasis should be placed on an architectural lighting plan for the crown that will make the Modera tower a beacon in the night-time skyline.
- ii. The intent should be to create a signature crown that makes the top of the Modera tower a distinctive addition to the downtown skyline both during the day and at night. The visual identity of the Modera tower should be as unique to the skyline as the SunTrust and Bank of America buildings, for example. Residents and visitors should be able to look upon the tower from both near and far and be able to say “that’s the Modera tower.”

C. Tower Middle

- i. The rhythm and cadence of the middle of the residential tower from the vertical elements carried from the garage facade to the crown, to the gridded architectural accents and the window and balcony patterns provide visual interest on all four sides of the project.
- ii. Windows. The windows on the tower units shall be recessed from the façade to provide additional design texture and shadow lines to the building façade.

D. Tower Base [Ground Floor Elevation]

- i. Transparency should be increased on the E. Central Façade to the west of the University Club entrance.
- ii. Decorative doors or gates that are architecturally integrated with the building shall be utilized on the loading area. The doors or gates shall be closed when the loading area is not in use.
- iii. Proposed canopies at the building entries may project into the city services easements. Canopies that project into the right-of-way will require Transportation Engineering approval. In no instance shall a canopy be less than 9-feet above finished grade.
- iv. Glass and glazing at the ground level shall meet the City’s transparency requirements.
- v. ARB Staff supports the use of Thermochromax as the finish material on the ground floor street facing facades.
- vi. Exterior Doors—A minimum 4”x6” security view panels shall be provided in all pedestrian accessible exterior doors, including emergency exit doors, to provide visibility and security for pedestrians exiting the building.

E. Parking Garage

- i. The parking garage elevations and mesh patterns compliment the tower and base elevations.
- ii. The parking garage shall be designed to minimize direct views of parked vehicles from streets and sidewalks. An opaque minimum 36-inch tall wall shall be installed to avoid headlight and spill-over light glare. Noise and exhaust fumes onto public use areas or adjacent properties shall be mitigated. Lighting that may be potentially visible from the garage shall be shielded.
- iii. Pedestrian Connection—A minimum 5 ft. pedestrian walkway shall be provided adjacent to the driveway entries into the parking garage.
- iv. Ramping—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.
- v. The slope of the grade preceding the exit of a parking garage shall not exceed 2% for a minimum of 25 feet from the garage entry.
- vi. Interior ramping and walls that might be visible thru the garage openings shall be painted a dark gray or black.

E. Transparency

- i. 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.
- ii. 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%.
- iii. No windows shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.
- iv. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.

3. Lighting

- A. A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Final Review and approval prior to issuance of building permits.
- B. It is encouraged that the top of the building be significantly lit in order to make the building be a beacon in the night time skyline.
- C. Night time building elevations shall be submitted with the ARB Final Review application.

4. Mechanical Equipment

- i. 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 other utilities shall be a minimum of 12 ft. above grade and shall be integrated with the building design so as to be seamless with the overall architecture of the building.
- ii. Transformer Area Screening—Transformer areas shall be screened with decorative, opaque fencing and gates up to 6-feet in height.
- iii. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the conditions of the Land Development Code.
- iv. 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 utilities plan.
- v. Fencing—Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fencing is prohibited.

Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted

- i. on the building elevations in the Final ARB Review application.

5. Signage

- i. A Master Sign Plan [MSP], including both the residential, retail and high-rise signage shall be submitted for a separate ARB Major Review approval prior to the issuance of a Certificate of Occupancy for the tower or retail spaces. The MSP 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.
- ii. Modera Sign — The bottom of the proposed Modera mid-rise projecting sign shall be located no higher than 20-feet above grade. The sign face shall be no wider than 4-feet and no taller than 40-feet. The sign shall project no more than 5-feet from the façade. Only one mid-rise projecting sign per street facing building façade shall be permitted.
- iii. U-Club Signs—If the U-Club signs are located or extend more than 30-feet above finished grade they shall be considered high-rise signs.

6. Telecommunications Equipment Screening

Buildings should be designed to accommodate future placement of telecommunications equipment. Screening areas should be built into rooftop areas so that the placement and screening of the equipment does not become an afterthought.

7. Model

Prior to permitting, a physical 1"= 100' scale model of the project should be provided for the DDB/CRA model located in the Downtown Information Center.

Mr. Doug Metzger gave an overview of the project and reviewed staff comments using PowerPoint.

The Board was pleased with the overall design and intent of the project and looks forward to reviewing the final plans. They felt the signage, lighting and architectural details need further refinement.

3. 215 E. Central Blvd – City Centre

Owner/Applicant:	City Centre Properties LLC/ Jennifer Tobin
Location:	215 E. Central Blvd
District:	4
Project Planner:	Doug Metzger

ARB2015-00028	A Courtesy Review for a new 28 story, 330-foot tall, 215-unit multi-family tower with 24,550 s.f of ground and 10th floor retail and a 467 space parking garage.
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Recommended Action:	ARB Staff has reviewed the applicant's submittal and development plans and has the following comments:
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1. Streetscape

A. Streetscape Design Guidelines

- i. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines and the conditions in this staff report.
- ii. Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape and proposed outdoor dining area.
- iii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the 15-foot streetscape zone outside of the right-of-way.

B. General Streetscape Requirements:

- i. Street Trees – High rise live oaks trees shall be planted as the primary street tree. Sylvester Palms may be used as accent trees at the building entrances.
- ii. Structural Soil – To minimize root damage to adjacent pavement areas, structural soil or a Planning Official approved equivalent shall be installed around all canopy street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Orlando Streetscape Guidelines.
- iii. Street Lights – Double acorn LED streetlights, consistent with the Downtown Streetscape Design Guidelines shall be used on all streets and spaced based on OUC lighting requirements.
- iv. Corner Treatments—The Central and Rosalind corner treatment shall be Lawrenceville brick and installed with a 6-inch thick concrete sub-base for the first 6-feet from back of curb and all ADA ramps transitioning to a 4-inch sub-grade to the face of building. Corner treatments shall provide two accessibility ramps at each corner perpendicular to the centerline.
- v. Valve and Junction Boxes—All at grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids.
- vi. Pedestrian Crossings—The pedestrian crossings at the garage and service area entries shall be raised to be at same grade as the sidewalk adjacent to the driveway. A pavement treatment that

matches the pedestrian clear zone treatment or that contrasts with the vehicle lanes shall be used in order to clearly define the pedestrian area. Reflective paint alone is not acceptable, however may be used in conjunction with pavers or other surfaces to outline the pedestrian path for night time safety. The mid-block curb cuts into the garage and service areas shall meet the mid-block curb cut standard in the Downtown Streetscape Guidelines.

- vii. Building Entries—Building entries should be recessed, or the door ways shall open inward so that ingress, egress and entry doors do not conflict or open directly into the pedestrian clear zone.
- viii. Curb Cuts—All existing curb cuts shall be removed and the streetscape and curbing restored during construction.
- ix. ARB Final Review—Final Landscape and hardscape plans shall be submitted for ARB Final Review and approval prior to submittal for building permits.

C. E. Central Avenue

- i. Width—The minimum streetscape width on E. Central Avenue shall be 15-feet from back-of-curb. The furniture zone shall be a minimum of 6-feet wide along the entire project frontage. The concrete sub-base in the furniture zone shall be 6-inches thick. The pedestrian clear zone shall be a minimum of 9-feet in width.
- ii. Treatment 4 —The E. Central streetscape shall meet the requirements of Treatment 4 in the streetscape design guidelines. However the concrete shall be scored to match the existing scoring pattern of the E. Central Avenue sidewalk adjacent to Lake Eola Park to the east of the project site.
- iii. Street Trees—Street tree wells shall be 6-feet by 9-feet; the use of tree grates is optional.
- iv. Loading Zone—The location of the Service Area shall require approval by the Transportation Engineering Division. A minimum 9-foot pedestrian clear zone shall be maintained adjacent to the loading zone.

D. N. Rosalind Avenue

- i. Width—The minimum streetscape width on N. Rosalind Ave. shall be 15-feet from the back-of-curb. The furniture zone shall be a minimum of 6-feet along the entire project frontage. The pedestrian clear zone shall be a minimum of 9-feet in width. The sub-base in the furniture zone shall be a minimum of 6-inch thick concrete transitioning to a 4-inch thick concrete sidewalk in the pedestrian clear zone.
- ii. Treatment 4 —The N. Rosalind streetscape shall meet the requirements of Treatment 4 in the streetscape guidelines. The concrete shall be scored to match the E. Central Ave, streetscape scoring.
- iii. Street Tree Wells—Street tree wells along N. Rosalind shall be 6-feet by 9-feet. The use of tree grates is optional.

2. Architecture

A. Design Intent

- i. ARB and City Staff is very excited about the developing design of the City Centre project as presented in this submittal package. The redevelopment project is located at a major intersection in the core of the downtown district and adjacent to one of the most active areas of Downtown Orlando—Lake Eola Park.
- ii. The traditional design and architecture of this building will have a positive impact on the downtown skyline, ground level activities and will be a suitable complement to the more contemporary architecture in the area.
- iii. Continued focused on the design and details at the base, through the middle and especially at the crown of the building will continue to be critical through the design and development process.
- iv. Final architectural plans, elevations, materials and finishes shall be submitted for ARB Final Review and approval prior to submittal for building permits.

B. Tower Crown

- i. The proposed mansard roof at the top of the building is distinctive, integrates well with the body of the tower and podium and will be a unique feature in the downtown skyline. As the design process continues emphasis should be placed on an architectural lighting plan for the crown that will make the City Centre tower a beacon in the nighttime skyline.

C. Tower Body

- i. The rhythm and cadence of the middle of the residential tower transitions well from the stone base to the mansard roof with long vertical lines and a varied yet consistent glazing pattern and balcony accents.
- ii. Windows—The windows on the tower units shall be recessed from the façade to provide additional design texture and shadow lines to the building façade.

D. Tower Base [Ground Floor Elevation]

- i. Service Area—Decorative doors or gates that are architecturally integrated with the building design shall be utilized at the loading area. The doors or gates shall be closed when the loading area is not in use.
- ii. Canopies and awnings at the building entries may project into the city services easements. Canopies or awnings that project into the right-of-way will require Transportation Engineering approval. In no instance shall a canopy be less than 17'6" above finished grade to meet transportation maintenance requirements. Awnings shall be a minimum of 9-feet above finished grade.
- iii. ARB Staff supports the use of stone as the finish material on the ground floor street facing facades.
- iv. Exterior Doors—A minimum 4"x6" security view panels shall be provided in all pedestrian accessible exterior doors including emergency exit doors to provide visibility and security for pedestrians exiting the building.

E. Parking Garage

- i. Elevations—The parking garage elevations compliment the tower and base elevations. The openings in the parking garage floors shall incorporate an architectural mesh infill. At the ground level the mesh shall be security grade.
- ii. Screening—The parking garage shall be designed to minimize direct views of parked vehicles from streets and sidewalks. An opaque minimum 36-inch tall wall shall be installed to avoid headlight and spill-over light glare. Noise and exhaust fumes onto public use areas or adjacent properties shall be mitigated. Lighting that may be potentially visible from the garage shall be shielded. .
- iii. Pedestrian Connection—A minimum 5 ft. pedestrian walkway shall be provided adjacent to the driveway entries into the parking garage.
- iv. Ramping—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. Interior ramping and walls that might be visible thru the garage openings shall be painted a dark gray or black.
- v. Egress Slope—The slope of the grade preceding the exit of a parking garage shall not exceed 2% for a minimum of 25 feet from the garage entry.

F. Transparency

- i. 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.
- ii. 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%.
- iii. No windows at the ground floor level shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.
- iv. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.

3. Outdoor Dining Area

- A. ARB Staff supports the outdoor dining area use on the east side of the project. However, final design and configuration of the outdoor dining area and adjacent landscape design will require approval from the City's parks and real estate divisions. The approval by parks shall incorporate a maintenance agreement defining the maintenance requirements and responsibilities of the Applicant.
- B. The outdoor dining pad areas shall extend no more than 15-feet from the building facade.
- C. The outdoor dining area pads, in order to project a sense that they are part of the park, shall be as close to finished grade as is feasible.
- D. The collection basin/water feature at the base of the water wall shall extend no more than 20-feet from

the building façade.

- E. The walkways connecting the outdoor dining area to Lake Eola Park shall be no more than 10-feet in width. The sidewalk surface shall match the materials and finish of existing sidewalk surfaces in the area.
- F. Impacts and removal of existing mature or specimen trees shall require mitigation as determined by the city arborist,
- G. The final design of the outdoor dining area and adjacent landscape improvements shall be submitted as part of the ARB Final Review.
- H. Prior to issuance of a certificate of occupancy for the café space the outdoor dining area shall receive a Sidewalk Café Permit and an ARB Minor Review and for the proposed layout, furniture and lighting, landscape and other pertinent features of the outdoor dining area.

4. Lighting

- A. A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Final Review and approval prior to issuance of building permits.
- B. It is encourage that the top of the building be significantly lit in order to make the building be a beacon in the night time skyline.
- C. Night time building elevations shall be submitted with the ARB Final Review application.

5. Mechanical Equipment

- F. 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 other utilities shall be a minimum of 12 ft. above grade and shall be integrated with the building design so as to be seamless with the overall architecture of the building.
- G. Transformer Area Screening—Transformer areas including the switch gear and transformer in the park shall be screened with decorative, opaque fencing and gates up to 6-feet in height..
- H. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the conditions of the Land Development Code.
- I. 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 utilities plan.
- J. Fencing—Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fencing is prohibited.
- K. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations in the Final ARB Review application. Fencing and walls within the park are subject to final review and approval by the City Parks Division.

6. Signage

A Master Sign Plan [MSP] including both the residential, retail and high-rise signage shall submitted for a separate ARB Major Review approval prior to the issuance of a Certificate of Occupancy for the tower or retail spaces. The MSP 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.

7. Telecommunications Equipment Screening

Buildings should be designed to accommodate future placement of telecommunications equipment. Screening areas should be built into rooftop areas so that the placement and screening of the equipment does not become an afterthought.

8. Model

Prior to permitting, a physical 1"= 100' scale model of the project should be provided for the DDB/CRA model located in the Downtown Information Center.

Mr. Doug Metzger gave an overview of the project and reviewed staff comments using PowerPoint.

Eugenia Sefcik from the Rosalind Club, 11 N. Rosalind Ave Orlando FL 32801, likes the design of the building and hope it will benefit the community, but the Club had five concerns with the project:

- The ingress and egress of the parking garage on Rosalind Avenue.
- The proposed parking garage entrance/exit will require the existing bus stop location to be relocated, potentially in front of the Rosalind Club. That new bus stop location would eliminate the on street parking in front of the Club, that serves as drop off and pick up for club members. It is requested by the Rosalind Club that City Staff consider relocating the bus stop elsewhere.
- The interface between the proposed North parking garage façade and the existing Rosalind club building.
- The height of the building should be compatible to other buildings and the proposed building is significantly taller than the surrounding buildings.
- If the proposed retail space on the ground floor is a drugstore, it may attract undesirable traffic.

The Board was pleased with the overall project but discussed the following concerns:

- If there is a way to reduce the amount of parking.
- The height of the building and possible step down of the tower towards Lake Eola Park.
- The proportion of the base and the tower, including the proportion of the stone based material in relationship to the other treatments in the podium structure.

NEW BUSINESS: None.

OTHER BUSINESS:

ARB Minor Reviews completed since the May ARB Meeting:

1. ARB2015-00030 – 400 S. Orange Avenue – Artwork on 6 signal boxes and 5 dumpsters
2. ARB2015-00040 – 320 N. Magnolia Avenue – Exterior Renovations

OLD BUSINESS: NONE.

ADJOURNMENT: VICE-CHAIRMAN MIKE BEALE ADJOURNED THE MEETING AT 3:55 P.M.

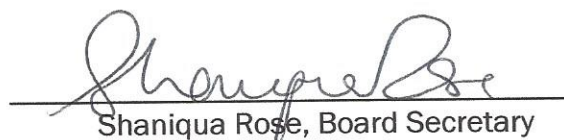
THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, JULY 16, 2015 AT 2:00 PM.

STAFF PRESENT

David Bass, Assistant City Attorney
Doug Metzger, City Planning
Shaniqua Rose, Board Secretary
Ed Peterson, City Planning

Michaelle Petion, City Planning
Richard Forbes, Historic Preservation Officer
Jason Burton, City Planning
Kenneth Pelham, City Planning


Jason Burton, Acting Executive Secretary


Shaniqua Rose, Board Secretary