



ARB Staff Report

Appearance Review Board

August 19, 2021

Case Number

ARB2020-10071

Applicant

Jed Prest,
Baker Barrios Architects

Owner

John Sabty,
WSSA Orlando LLC

Requested Action

Request for a major certificate of appearance approval for the substantial improvement of an existing 116,650 s.f. office building including exterior treatments, landscape, hardscape and the addition of a new 275 space parking garage.

Recommendation

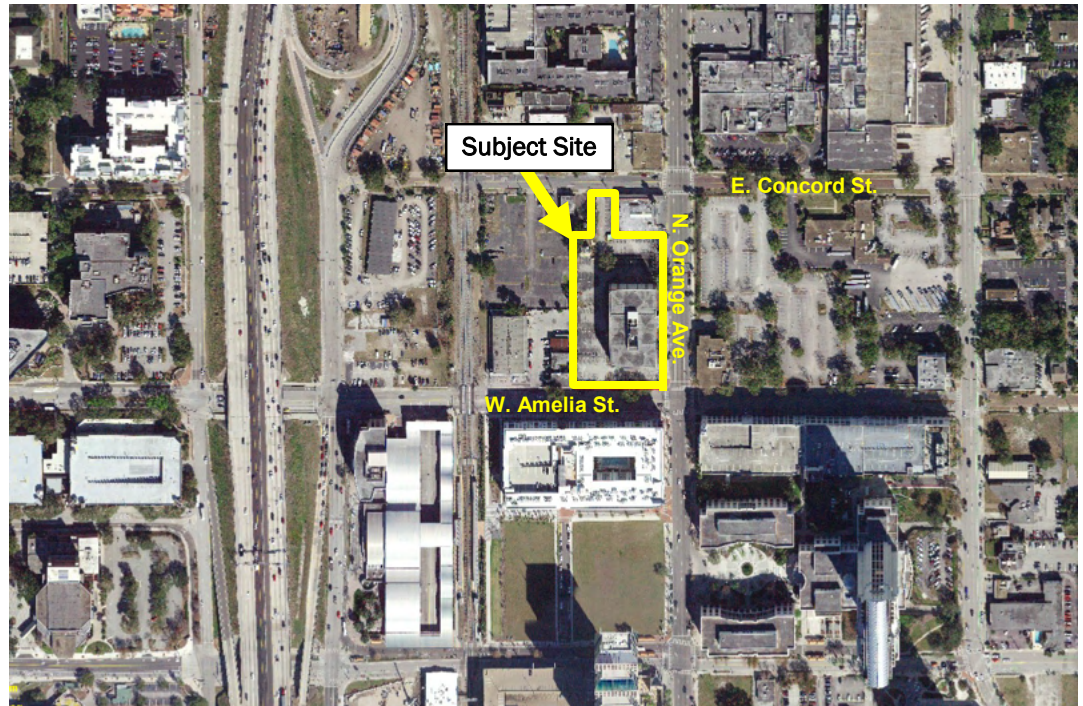
Approval of the request subject to the conditions in the staff report.

Project Planner

Richard Forbes, AIA



500 N. Orange Ave. AT&T/WSSA Building Renovation and New Garage



Aerial Photograph

Summary

Project Description

This is a final review and approval for the renovation and rehabilitation of the exterior of the existing 116,650 gsf building, renovation of the existing surface parking with 55 spaces and the construction of a new 275 space parking garage adjacent to the building.

Project Background

- The 5-story mid-rise office building was constructed in 1980 by AT&T with surface parking.
- The property is zoned AC-3A/T.
- In 2015 the site was purchased by WSSA Orlando LLC.
- A different design was reviewed by the ARB in June of 2017 and did not move forward.

- The ARB reviewed this project as a courtesy review at the April 15, 2021 meeting.
- The project received approval at the July 2021 Municipal Planning Board meeting. (MPL2021-10012).

Public Notice

A placard was posted on the subject site by August 9, 2021 advertising the August 19, 2021 ARB meeting.

Project Overview

The subject site is bounded on the north by W. Concord Street, on the east by N Orange Ave., on the south by W. Amelia Street, and on the west by existing single story buildings. AT&T constructed the 5-story mid-rise office building at 500 N. Orange Avenue in 1980 with surface parking to the west and south of the building. The building and property was vacated by AT&T several years ago and purchased in 2015 WSSA Orlando, LLC. A proposal was before the ARB in 2017 for a courtesy review and a final review. That project did not move forward and a new design was reviewed by the ARB as a courtesy review at the April 2021 meeting. The project master plan received approval with conditions at the Municipal Planning Board on July 20, 2021 (MPL2021-10012).

Project design narrative provided by applicant:

The Project consists of the renovation of an existing office building and the construction of a new attached parking garage at the corner of North Orange Avenue and West Amelia Street. The existing 5-story office building has an approximate area of 116,233GSF and a height of 89'-7" to its highest roof screen. The renovation includes the removal of the precast concrete panel walls and replacement with EIFS on cold formed metal frame walls. The new attached Parking Garage will consist of a 5-story precast concrete structure, measuring 48'-6" to its highest parapet and approximately 76'-0" to the elevator roof. The Parking Garage will have approximately 123,192GSF. Located directly north of the existing office building and along Orange Avenue, the parking garage will have 283 parking stalls. In addition, the project will have 47 surface parking spaces and a plaza is being proposed at the southeast corner of the building.

At the April Courtesy Review, the ARB discussed the following points:

- Board Member Brock expressed that the garage overwhelming and too close to the street giving an unbroken feeling to the facade.
- The fenestration and security purpose of the building.
- Building Façade.
- Parking Garage Elevations.
- Ground floor use at garage along Orange Av.
- Streetscape and pedestrian experience.

The current design drawings show changes based made to the project that addressed many of the courtesy review comments.

There continues to be no active use on the ground floor portion of the garage. Per Sec. 62.502 Parking Facility Design of the Land Development Code [LDC], in the AC-3A/T district, parking garages and lots fronting on Pedestrian Streets and Malls designated by the Streetscape requirements of Chapter 61 shall be designed as follows: Outside of the City Center Subdistrict, a landscaped pedestrian-oriented setback of at least 20 feet shall be required for all parking garages fronting on Pedestrian Streets. However, the setback shall not be required for any portion of the parking garage frontage which incorporates ground floor active uses other than parking. Section 62.502 is intended to create pleasing pedestrian-oriented street. The existing building is set back 22 feet and the proposed parking garage is set back approximately 20'-6" to the face of the columns and 21'-10" to the face of the walls and meets code. Landscaping has been added to the area in front of the garage so that it is softened from a pedestrian standpoint. A large art panel has been added to the Orange Avenue façade of the garage and it does not appear well integrated into the façade and simply applied. The art panel should either be larger to be the same width of the openings, or slightly smaller and perhaps be split into two pieces. The art panel installation and the artwork will require additional review. The garage is mechanically ventilated.

The north façade of the garage abuts the historic Firestone landmark building and will be visible. The garage will also have visibility from the south through the parking area and from the west on I-4 and Garland Avenue. The project design has progressed and many of the garage design concerns from the courtesy review have been addressed. A recessed notch has been created at the northeast corner of the proposed garage which helps with the transition to the existing historic structure immediately to the north. The north façade of the garage has been addressed as well and forms a clean, straight topped backdrop. There are staggered concrete wall tops at the center of the garage and these will have limited or no visibility from the street level.

The proposal shows blue glass for the ground floor and transparency may be an issue as ground floor glass is required to be clear.

ARB Staff Conditions of Approval

1. **ARB Approval-Permits**—ARB approval does not grant permission to construct or install. All required building permits must be obtained prior to commencement of construction.
2. **Modifications and Alterations**—Changes to this approved design prior to or during construction may require a Minor Certificate of Appearance Approval. Substantial changes to this approval may require an additional Major Certificate of Appearance Approval.
3. **Streetscape**
 - A. Streetscape Design Guidelines
 - i. All streetscape design and construction is required to comply with the standards 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 zone and any proposed outdoor dining areas.
 - 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 oak trees (or equivalent) shall be planted as the primary street tree in the planter islands. 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 corner treatment at all corners shall be Lawrenceville Brick, 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 thick concrete sub-base to the face of building. Corner treatments shall provide two accessibility ramps at each corner perpendicular to the centerline of the adjacent street.
 - 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. Box lids must be painted a color that matches the adjacent streetscape material.
 - vi. Pedestrian Crossings—The pedestrian crossings at driveway entries shall be at the same grade as the sidewalk adjacent to the driveway. A pavement treatment a minimum of 7-feet wide 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 define the pedestrian path for night time safety. Slope transitions to the street shall occur between the sidewalk and edge of pavement.
 - vii. Building Entries—Building entries must face the street and be recessed if they are directly adjacent to the streetscape zone. Doors should not open directly into the pedestrian clear zone.
 - D. N. Orange Avenue
 - i. Width—The minimum streetscape width on N. Orange Ave. shall be a minimum of 15-feet from the back-of-curb. The existing on-street parking spaces and meters must be retained in the final design. Tree wells must be a minimum of 5-feet wide and 10-feet long. The pedestrian clear zone must be a minimum of 10-feet in width.
 - ii. Treatment 2 —The N. Orange Ave. streetscape must meet the requirements of Treatment 2 in the streetscape design guidelines.
 - E. W. Amelia Street
 - i. Width—The minimum streetscape width on N. Orange Ave. shall be a minimum of 15-feet from the back-of-curb. The existing on-street parking spaces and meters must be retained in the final design. Tree wells must be a minimum of 5-feet wide and 10-feet long. The pedestrian clear zone must be a minimum of 10-feet in width.
 - ii. Treatment 2 —The W. Amelia St. streetscape must meet the requirements of Treatment 2 in the streetscape design guidelines. The pedestrian clear zone or sidewalk may be reduced in the area around the two significant existing oaks on W. Concord to help ensure their preservation and future vitality. Existing street trees should remain where feasible and adjustments to the streetscape may be made to accommodate them.
 - E. W. Concord Street
 - i. Treatment 5 —The preexisting conditions may make widening the sidewalk difficult and a minimum of 5 feet clear path must be maintained. The W. Concord St. streetscape should be similar to Treatment 5 in the streetscape design guidelines.

ARB Courtesy Review Comments [cont.]

2. Architecture-Existing Building

- A. 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.
- B. Transparency – All ground floor building walls facing a street shall contain a minimum of 30% transparent materials or glass. A minimum of 15% transparency shall be provided on all other floors 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 at the ground floor level shall be dry-walled or have permanent partitions installed on the interior to block natural surveillance. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.

3. Parking Garage

- A. The garage ventilation louvers on the northern edge of the west façade shall be aligned vertically.
- B. The proposed art panel screening of the Orange Avenue façade does not have an integrated appearance and will need additional minor review prior to permitting and if the art is not installed an alternate treatment shall be proposed and approved via minor review.
- C. The mural artwork for the garage façade treatments must be developed and created by an established artist and may not contain any onsite or offsite commercial messages. Sponsorship text or logos may be incorporated into the proposed artwork, but may be no more than 3% of the artwork area. Artwork shall be made of durable and non-fading materials.
- D. General lighting should be designed in such a way as to minimize light shed and view of fixtures. An opaque knee wall a minimum of 42 inches in height should be used at the perimeter of the garage in any open areas to screen cars and car lights. Cable railings will not be acceptable.

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 final ARB Staff Review and approval prior to issuance of building permits.
- B. It is encouraged that the top of the building be lit in order to make the building unique in the night time skyline.
- C. Night time building elevations shall be submitted for final ARB Staff Review prior to submittal of building permits.

5. Mechanical Equipment and Utilities

- A. Venting & Exhaust—All restaurant venting and exhaust shall be directed to the roof of the building, unless an acceptable alternative is approved by the Appearance Review Officer. Restaurant venting is not permitted on any street facing façade of the building and must not be visible from the public right-of-way. All other vents and exhaust must be a minimum of 12 ft. above grade and must be integrated into the building design so as to be seamless with the overall architecture of the building. Exterior vents shall be painted to match the color of the façade around them.
- B. Transformer Area Screening—Transformer areas outside the building envelope shall be screened on three sides with landscaping including a hedge that is 48-inches tall at the time of planting.
- C. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened to the top of the equipment and meet the screening conditions of the Land Development Code. An interior screen wall or parapet for rooftop mechanical equipment may be required. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height.
- D. Backflow Preventer—Backflow preventer[s] shall not be directly visible from the right-of-way and should be screened from view as necessary. They shall be clearly identified on the final utilities plan.
- E. Fencing—The proposed fences shall be similar to the existing fences found on site as shown in the application. Any fencing on the site shall be an open, CPTED-approved fencing, such as architectural mesh, welded wire or aluminum picket fencing. Permanent chain link fencing is prohibited.
- F. Electric Meters and Switch Boxes — Electric meters and switch boxes mounted to exterior walls shall not be located on street facing facades and be painted to match the adjacent building color.
- G. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations. Final building elevations with venting depicted shall be submitted for staff ARB review and approval prior to permitting.

ARB Courtesy Review Comments [cont.]

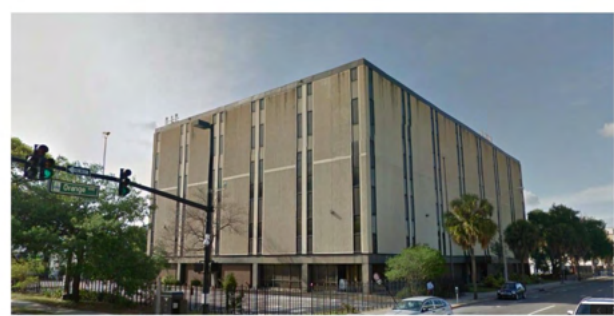
6. Signage

- A. All signage shall meet the requirements of Chapter 64 of the Land Development Code [LDC]. High-rise signs are permitted consistent with Sec. 64.400, Downtown Special Sign District of the LDC, but will require an ARB Major Review prior to permitting. All other signage will require an ARB review prior to submittal for sign permits.
- B. High-Rise Signs—Per Sec. 64.246 The maximum copy area for high rise building identification signs is five square feet for every 1,000 square feet of gross floor area of the principal building, provided, however, that in no event may the total sign area for high rise building identification signs exceed 800 square feet per building. Based on the LDC the project high-rise signs are limited to a total of 583 square feet total.

7. Telecommunications Equipment Screening

- A. 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.
- B. DAS — Distributed Antennae Systems [DAS] for life safety, police department and fire department localized communication services should to be integrated into the interior and exterior building architecture.

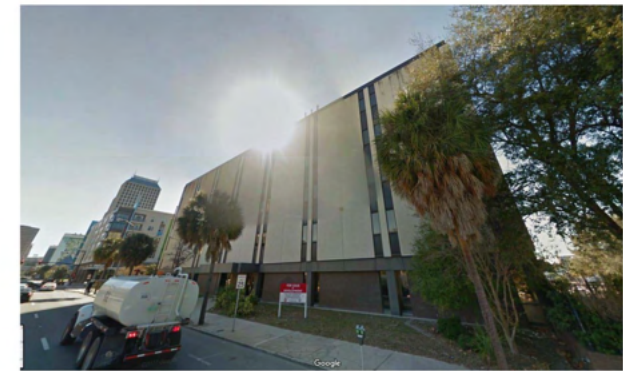
Exisiting Photos



EXISTING CONDITIONS - CORNER OF ORANGE AVE & AMELIA ST



EXISTING CONDITIONS - AMELIA STREET



EXISTING CONDITIONS - ORANGE AVENUE



EXISTING CONDITIONS - CONCORD STREET



EXISTING CONDITIONS - NORTH EAST CORNER OF BUILDING

Street Views

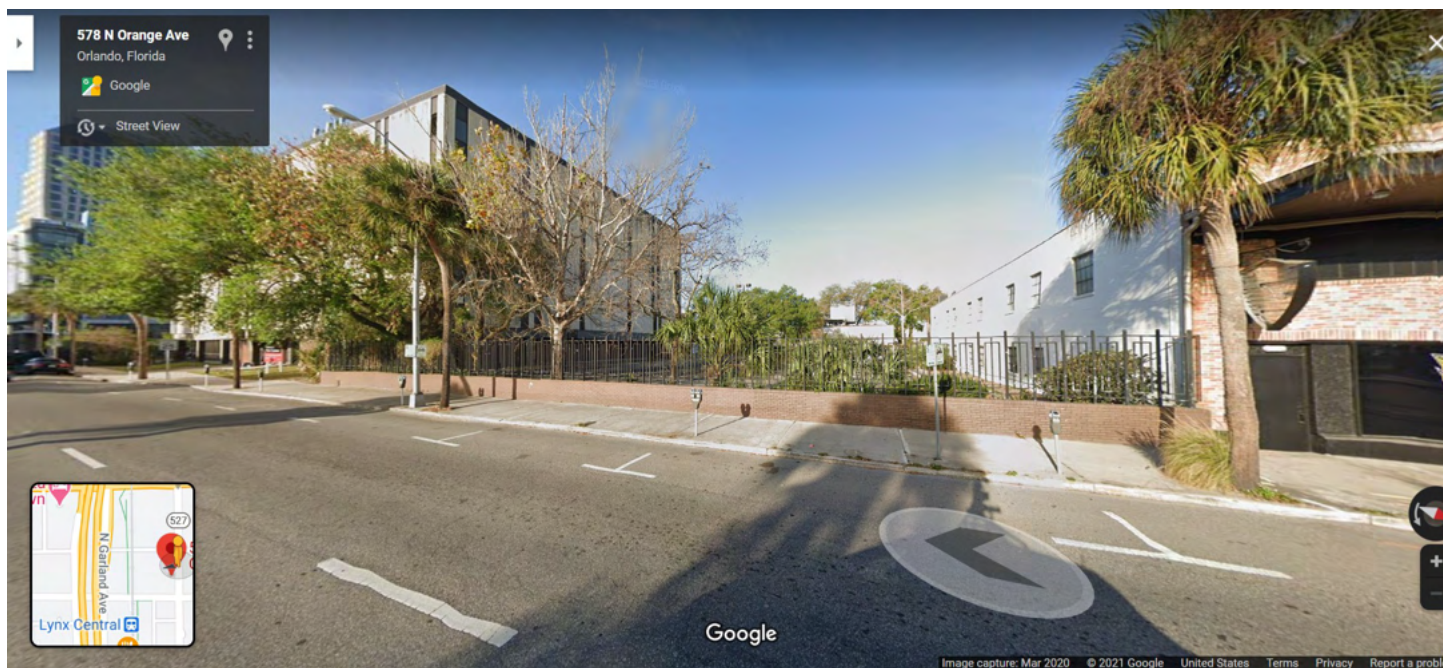


View of existing building, looking north on Orange Av at Amelia



View looking south with Firestone Landmark on right

Street Views



View looking west at site for proposed garage



View of existing building and parking lot as viewed from Amelia St

Street Views

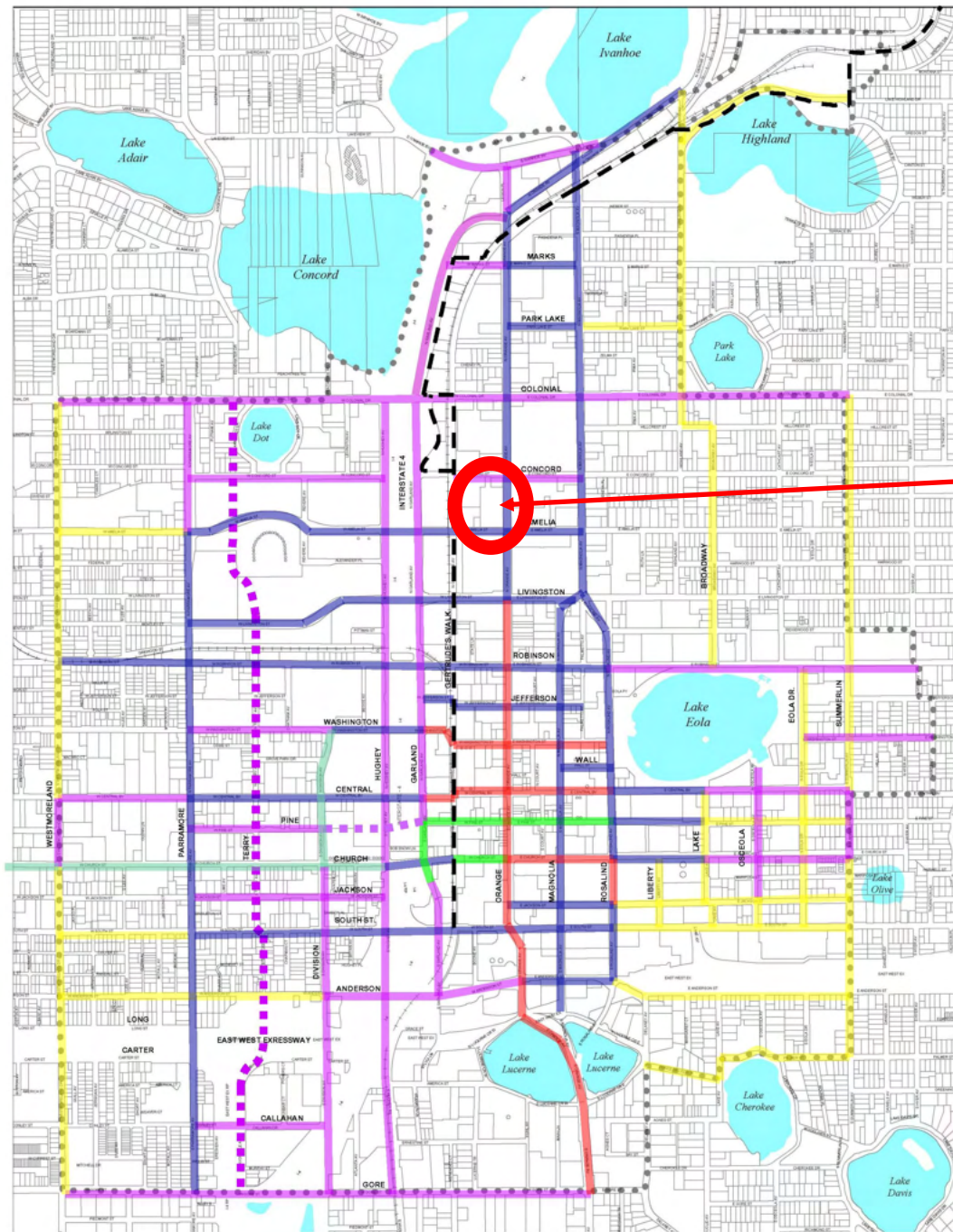


View looking east from Garland of west side of existing building



View of small parking lot fronting Concord St with Firestone Landmark on left

Streetscape Classification Map for Reference



Project Location-
Treatment 2

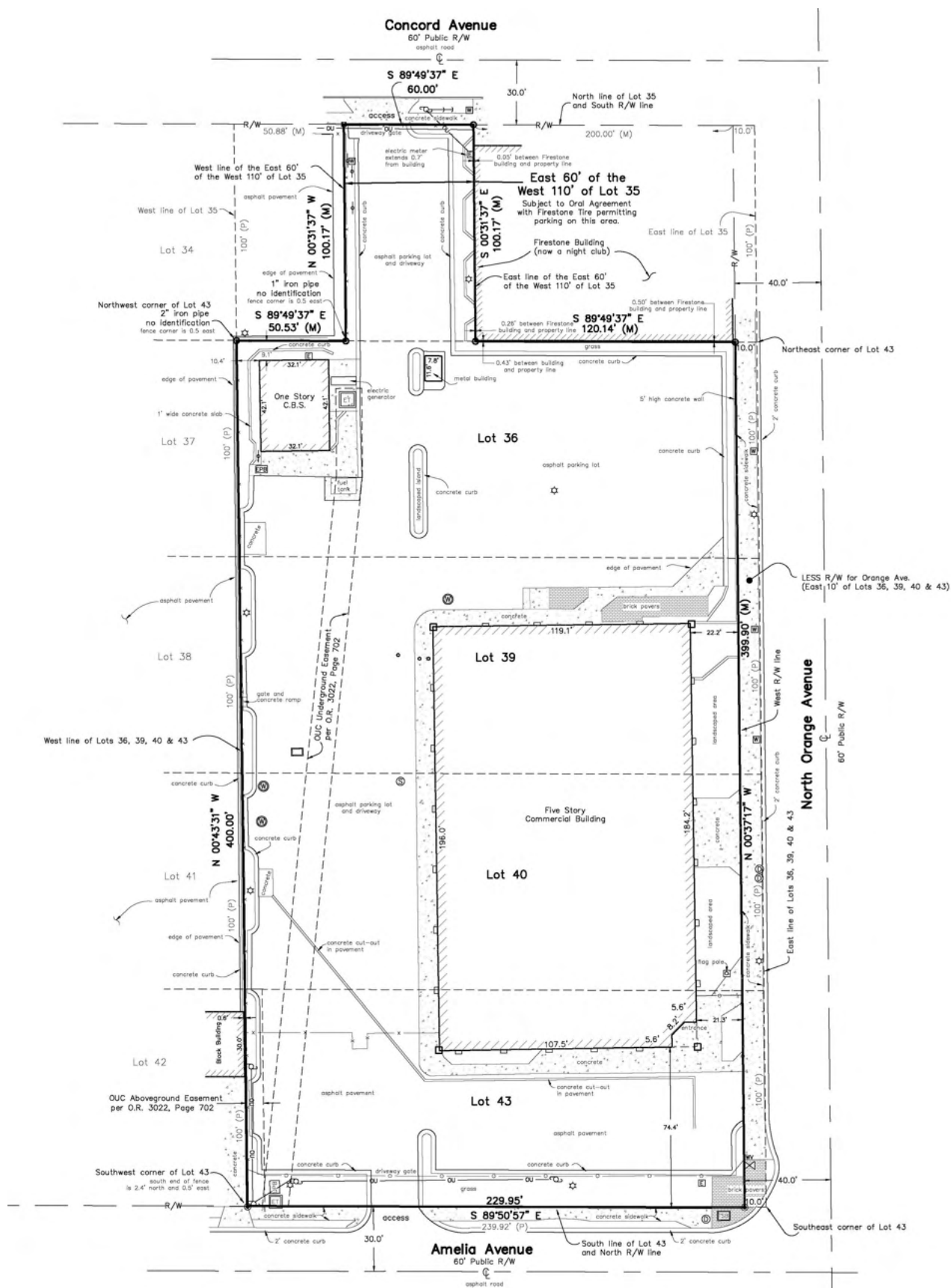
MAP 1: STREETSCAPE CLASSIFICATIONS

LEGEND

- Treatment 1 (Primary Pedestrian Street)
- Treatment 2 (Secondary Pedestrian Street)
- Treatment 3 (Historic Street)
- Treatment 4 (Window Pane Street)
- Treatment 5 (Parkway Street)
- Gertrude's Walk & Railroadscape
- Other Treatments (incl. Church Street & Division Avenue)
- Downtown CRA Boundary



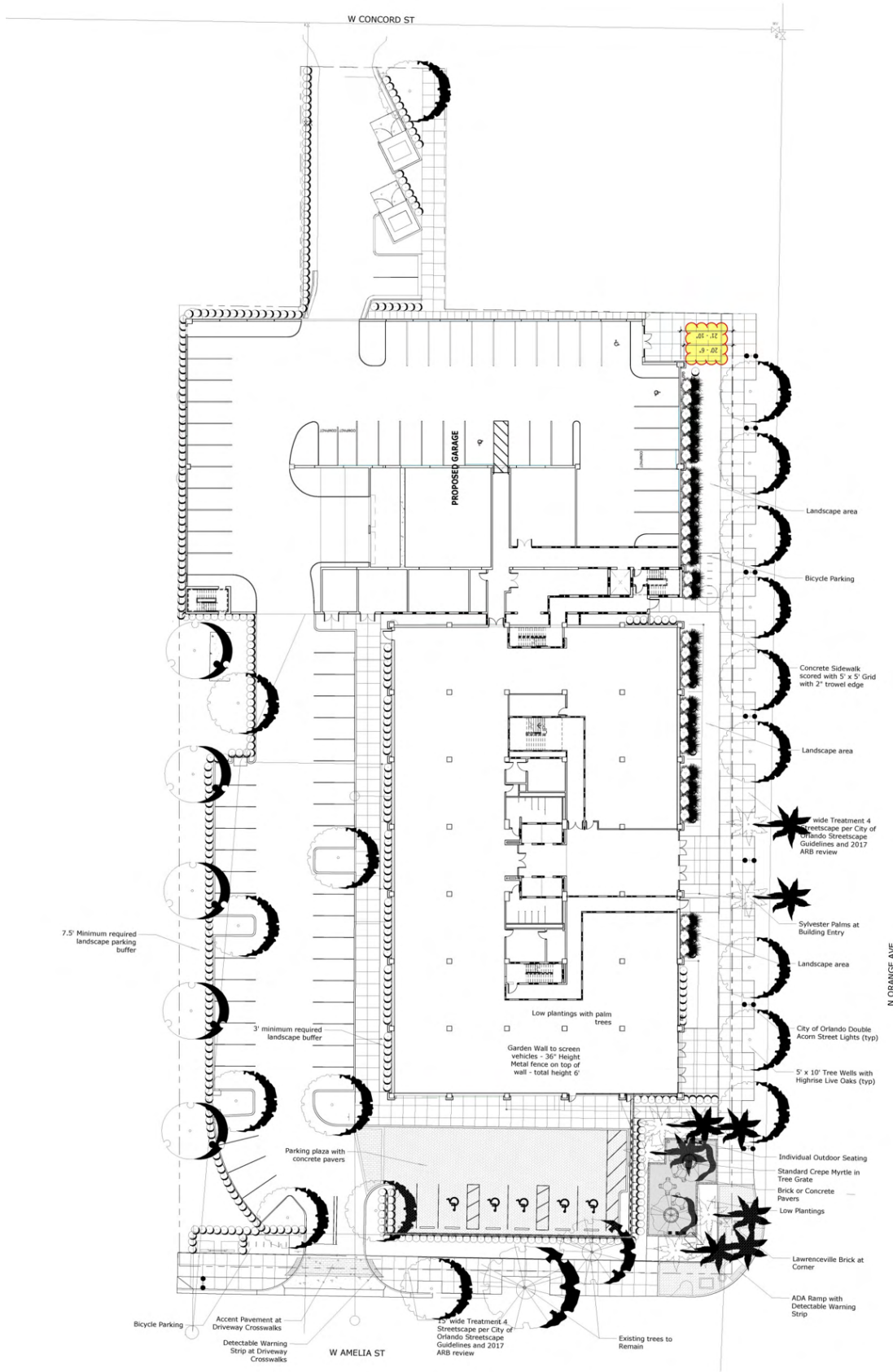
October, 2007



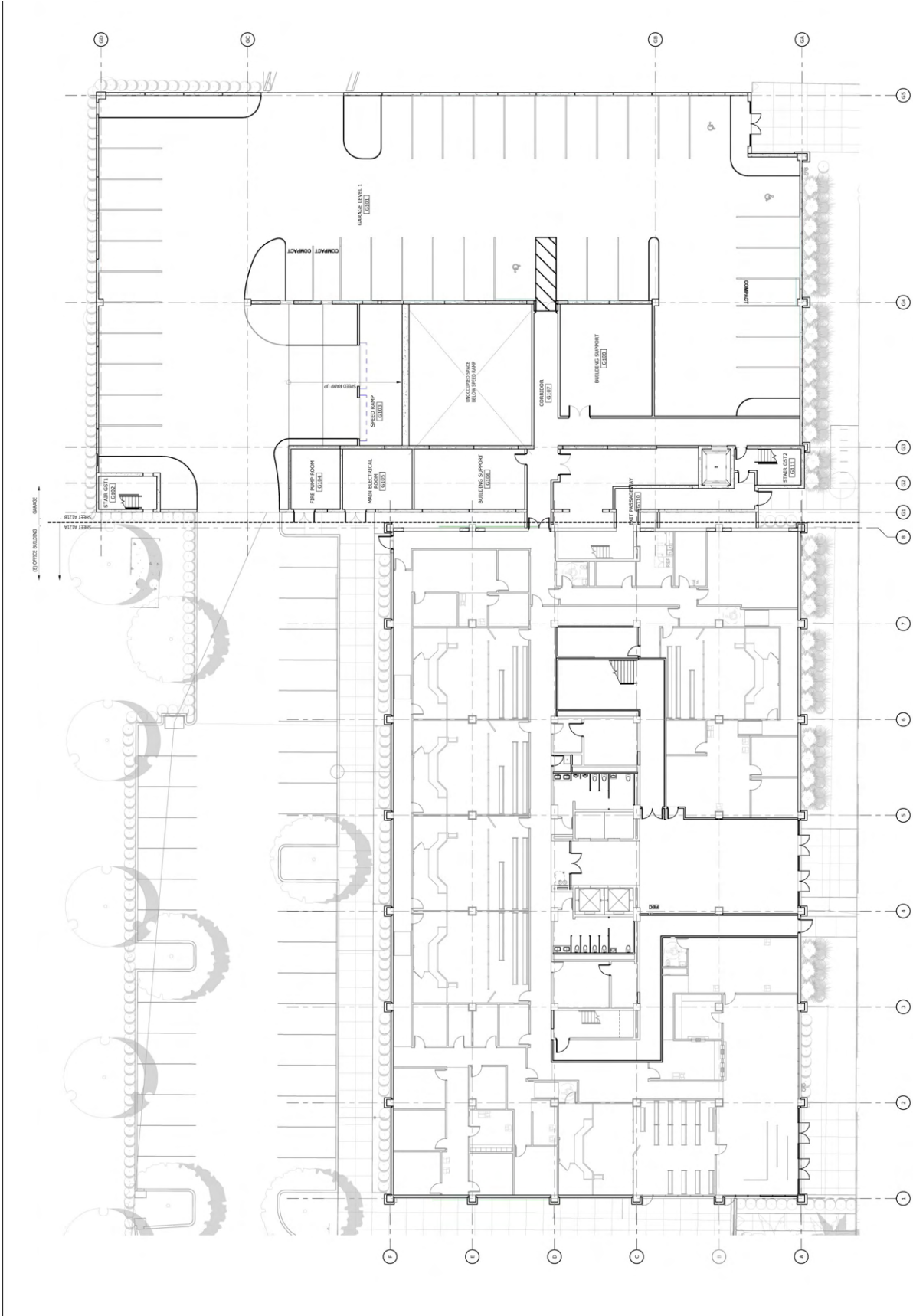
Proposed Site Plan/Landscape Plan



Architectural Site Plan



Floor Plan Level 1

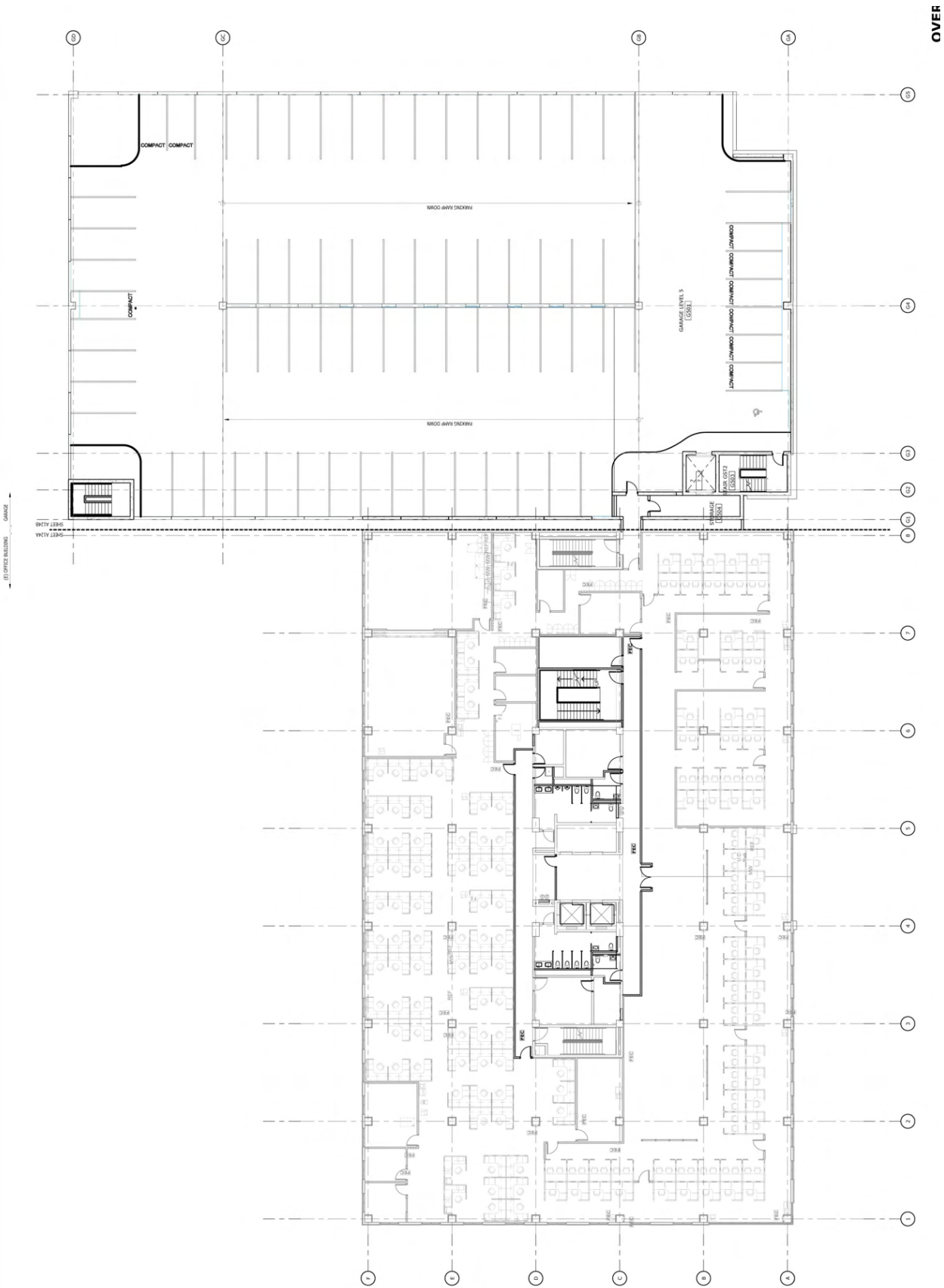


Architectural floor plan of the 2nd floor of a building. The plan is divided into two main sections: a large garage area on the left and a multi-room office area on the right. The garage area includes 'GARAGE LEVEL 2.5' and 'GARAGE LEVEL 2', with various parking spaces and structural elements like 'COMPACT' and 'PARKING RAMP'. The office area features multiple rooms, corridors, and a central staircase. Annotations include 'OVER TO FLOOR BELOW' and 'OVER TO FLOOR ABOVE'. A north arrow is located in the bottom left corner.

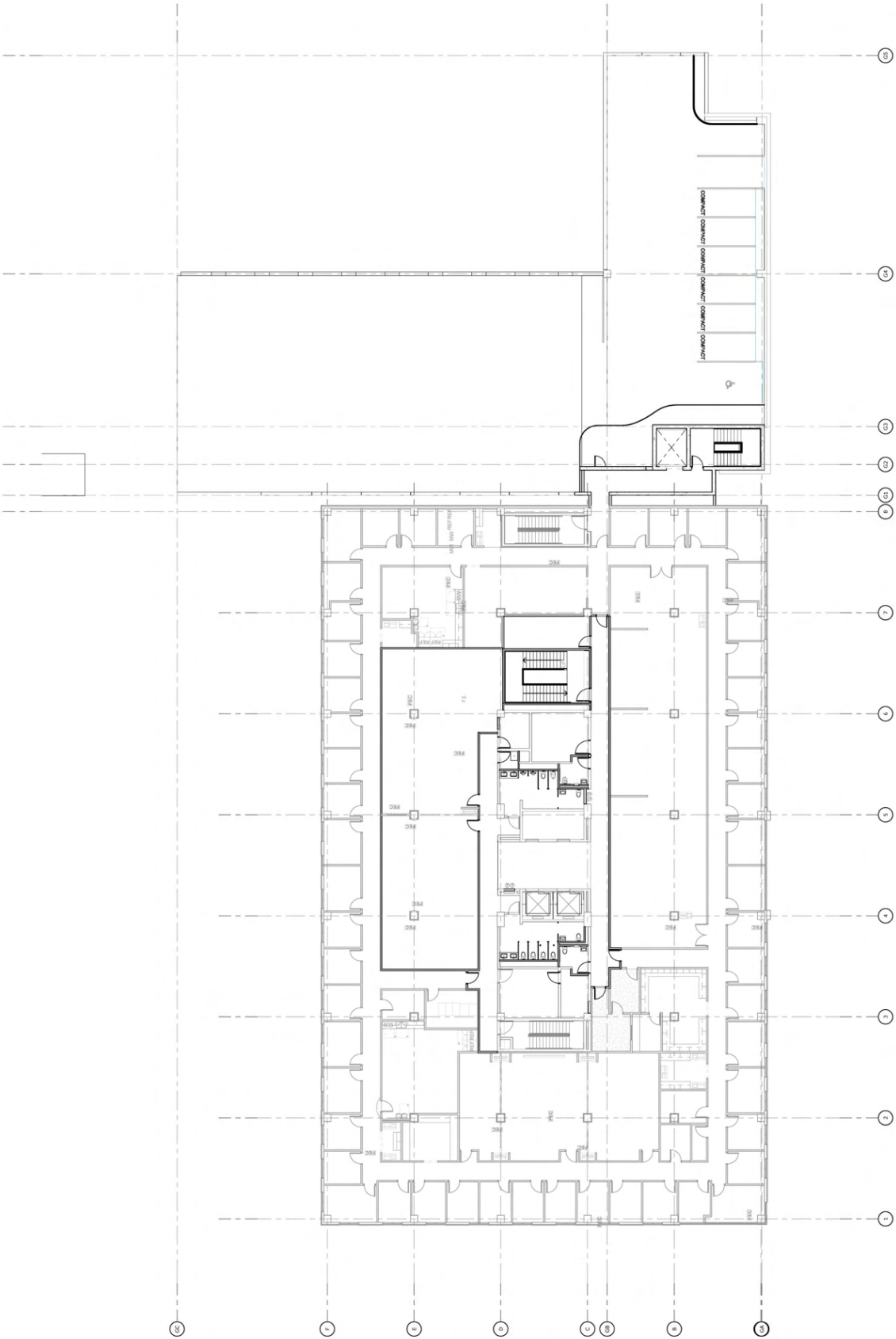
Architectural floor plan of the 3rd floor of an office building. The plan shows a large open-plan office area with numerous desks and chairs. A central corridor runs through the middle of the floor, providing access to various rooms and facilities. Key features include:

- Office Area:** Large open-plan space with desks and chairs, organized into sections.
- Central Corridor:** A main circulation path with multiple elevators and stairs.
- Rooms and Facilities:** Various rooms including meeting rooms, a lounge area, and a kitchen.
- Parking Garage:** A large parking area with many spaces, located to the left of the main office area.
- Stairs and Elevators:** Multiple stairwells and elevator shafts for vertical circulation.
- Room Numbers:** Various room numbers are indicated throughout the plan, such as 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Floor Plan Level 4



Floor Plan Level 5



OVERALL EXTERIOR ELEVATION - SOUTH

Annotations for the South Elevation include:

- EXTERIOR INSULATION AND FRESH SYSTEM: **BLUES CLASH** TO MATCH INSULATED ALUMINUM WINDOW FRAMES
- EXTERIOR INSULATION AND FRESH SYSTEM: **BLUES CLASH** TO MATCH INSULATED ALUMINUM WINDOW FRAMES
- ROOF: **14" - 2"**
- LEVEL 5: **43' - 0"**
- INSULATING GLASS: **BLUES** TO MATCH INSULATED ALUMINUM WINDOW FRAMES
- LEVEL 4: **42' - 0"**
- LEVEL 3: **39' - 0"**
- METAL CLAMP COVERS: **ALUMINUM** TO MATCH WINDOW
- LEVEL 2: **37' - 0"**
- EXTERIOR INSULATION AND FRESH SYSTEM: **BLUES CLASH** TO MATCH INSULATED ALUMINUM WINDOW FRAMES
- LEVEL 1: **35' - 0"**
- LEVEL 0: **33' - 0"**
- LEVEL -1: **31' - 0"**
- LEVEL -2: **29' - 0"**
- LEVEL -3: **27' - 0"**
- LEVEL -4: **25' - 0"**
- LEVEL -5: **23' - 0"**
- LEVEL -6: **21' - 0"**
- LEVEL -7: **19' - 0"**
- LEVEL -8: **17' - 0"**
- LEVEL -9: **15' - 0"**
- LEVEL -10: **13' - 0"**
- LEVEL -11: **11' - 0"**
- LEVEL -12: **9' - 0"**
- LEVEL -13: **7' - 0"**
- LEVEL -14: **5' - 0"**
- LEVEL -15: **3' - 0"**
- LEVEL -16: **1' - 0"**
- LEVEL -17: **-1' - 0"**
- LEVEL -18: **-3' - 0"**
- LEVEL -19: **-5' - 0"**
- LEVEL -20: **-7' - 0"**
- LEVEL -21: **-9' - 0"**
- LEVEL -22: **-11' - 0"**
- LEVEL -23: **-13' - 0"**
- LEVEL -24: **-15' - 0"**
- LEVEL -25: **-17' - 0"**
- LEVEL -26: **-19' - 0"**
- LEVEL -27: **-21' - 0"**
- LEVEL -28: **-23' - 0"**
- LEVEL -29: **-25' - 0"**
- LEVEL -30: **-27' - 0"**
- LEVEL -31: **-29' - 0"**
- LEVEL -32: **-31' - 0"**
- LEVEL -33: **-33' - 0"**
- LEVEL -34: **-35' - 0"**
- LEVEL -35: **-37' - 0"**
- LEVEL -36: **-39' - 0"**
- LEVEL -37: **-41' - 0"**
- LEVEL -38: **-43' - 0"**
- LEVEL -39: **-45' - 0"**
- LEVEL -40: **-47' - 0"**
- LEVEL -41: **-49' - 0"**
- LEVEL -42: **-51' - 0"**
- LEVEL -43: **-53' - 0"**
- LEVEL -44: **-55' - 0"**
- LEVEL -45: **-57' - 0"**
- LEVEL -46: **-59' - 0"**
- LEVEL -47: **-61' - 0"**
- LEVEL -48: **-63' - 0"**
- LEVEL -49: **-65' - 0"**
- LEVEL -50: **-67' - 0"**
- LEVEL -51: **-69' - 0"**
- LEVEL -52: **-71' - 0"**
- LEVEL -53: **-73' - 0"**
- LEVEL -54: **-75' - 0"**
- LEVEL -55: **-77' - 0"**
- LEVEL -56: **-79' - 0"**
- LEVEL -57: **-81' - 0"**
- LEVEL -58: **-83' - 0"**
- LEVEL -59: **-85' - 0"**
- LEVEL -60: **-87' - 0"**
- LEVEL -61: **-89' - 0"**
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- LEVEL -63: **-93' - 0"**
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- LEVEL -154: **-275' - 0"**
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- LEVEL -156: **-279' - 0"**
- LEVEL -157: **-281' - 0"**
- LEVEL -158: **-283' - 0"**
- LEVEL -159: **-285' - 0"**
- LEVEL -160

[illegible]

View Looking South on Orange Ave



View Looking at Plaza at Orange Ave and Amelia St



Looking Northwest at Orange Ave and Amelia St.



Looking at Orange Ave Facade.



Looking South on Orange Ave.



Looking North at Amelia St.



Looking South from north of Concord St.





ARB Staff Report

Appearance Review Board

April 15, 2021

Case Number

ARB2020-10071

Applicant

Jed Prest,
Baker Barrios Architects

Owner

John Sabty,
WSSA Orlando LLC

Requested Action

Courtesy Review for the substantial improvement of an existing 116,650 s.f. office building including new uses, exterior treatments, landscape, hardscape and the addition of a new 275 space parking garage.

Recommendation

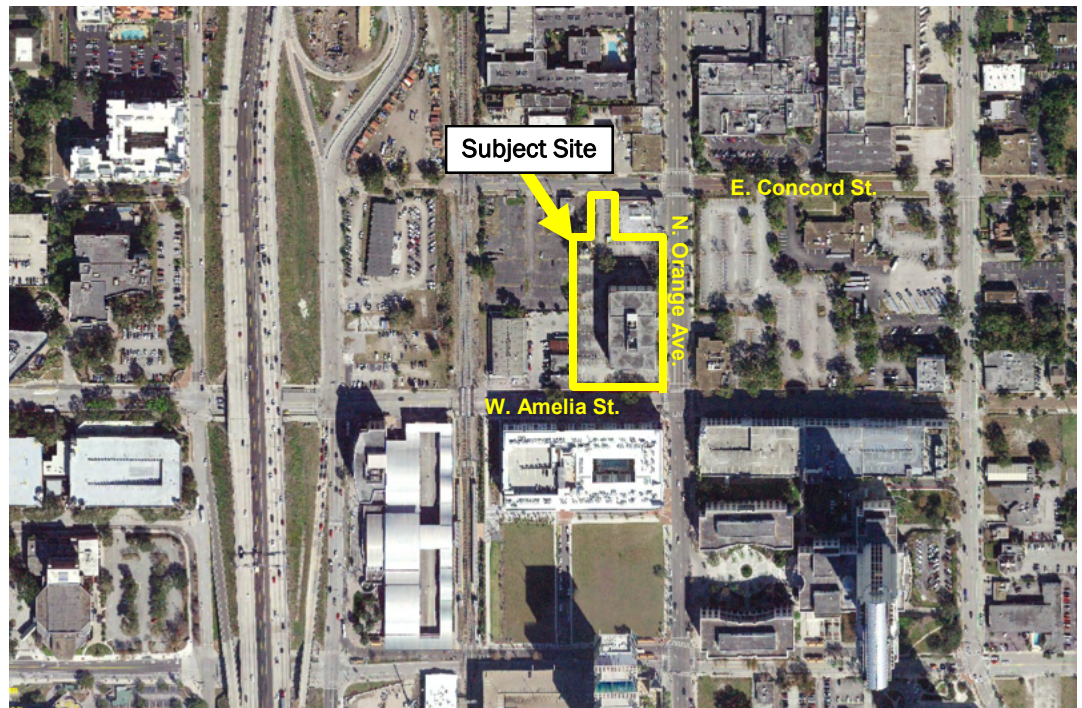
Courtesy Review only, no action required.

Project Planner

Richard Forbes, AIA



500 N. Orange Ave. AT&T/WSSA Building Renovation and New Garage



Aerial Photograph

Summary

Project Description

This is a Courtesy Review for the renovation and rehabilitation of the exterior of the 116,650 gsft building, renovation of the existing surface parking with 55 spaces and the construction of a new 275 space parking garage adjacent to the building.

Project Background

- The 5-story mid-rise office building was constructed in 1980 by AT&T with surface parking.
- The property is zoned AC-3A/T.
- In 2015 the site was purchased by WSSA Orlando LLC.
- A different design was approved by ARB in June of 2017 and did not move forward.

Public Notice

This is an ARB Courtesy Review— no public notice required.

Project Overview

The subject site is bounded on the north by W. Concord Street, on the east by N Orange Ave., on the south by W. Amelia Street, and on the west by existing single story buildings. AT&T constructed the 5-story mid-rise office building at 500 N. Orange Avenue in 1980 with surface parking. The building and property was vacated by AT&T several years ago and purchased in 2015 WSSA Orlando, LLC. The property was before the ARB in 2017 for a courtesy review and a final review. The project is expected to be before the Municipal Planning Board in May.

Project design narrative provided by applicant:

An existing office building to be renovated and new attached parking garage will be located at the corner of North Orange Avenue and West Amelia Street. The project consists of a 5-story office building, 89'-7" to the top of its roof, with an approximate 120,000 GSF. Building renovation includes the removal of the precast concrete panel walls and replacement with EIFS on cold formed metal frame walls. The new attached precast Parking Garage will consist of a 5-story structure, measuring 48'-6" to the top of its roof, with an approximate 103,000 GSF. The parking garage will count with 275 parking spaces and will be located directly to the north of the office building, and along Orange Avenue. The project will count with 55 surface parking spaces and a plaza is being proposed at the southeast corner of the building. This project will be submitted to the City of Orlando Municipal Planning Board (MPB) on March 23rd, 2021.

Overall ARB staff is pleased with the design direction and intent of this project. While this is an initial Courtesy Review, and no action will be taken, ARB staff feels very confident the project aesthetics and design intent will continue to be improved and refined as the project moves closer to permitting and their final ARB approval. The current design drawings show great improvement from the original submittal in the fall of 2020.

The area where staff has significant concerns about the project design is with the parking garage and it's architectural treatment. Nowhere in Downtown Orlando along Orange Ave., the City's main street, does a stand alone garage structure front on to Orange Avenue with out a ground floor use or a tower rising above it. The City's Land Development Code does not prohibit this condition, but it also isn't a desired condition. The design team has presented the beginning of an architectural concept that treats the upper floors of the garage with a decorative screen. ARB Staff believes this treatment needs additional attention moving forward. Additionally, ARB staff thinks the ground level of the garage frontage along Orange Ave. should be detailed, inviting and also provide an enhanced, comfortable pedestrian experience. The north façade of the garage abuts the historic Firestone landmark building and will be visible. The garage will also have visibility from the south through the parking area and from the west on I-4 and Garland Avenue. ARB Staff will continue to work with the design team to expand the initial parking garage façade concept before the project comes back for final review.

ARB Staff has reviewed the proposed 500 N. Orange Avenue redevelopment plans and has the following Courtesy Review comments:

1. **ARB Final Review**—Prior to submittal of building permits for vertical construction the project must be submitted for an ARB Major Certificate of Appearance Approval. The final ARB submittal must include a comprehensive overview of the project including dimensioned site plans, landscape, hardscape, utilities, signage and lighting plans. Architectural floor plans, color elevations and color perspective renderings and samples or information on the materials and colors. Include perspectives that show the views of the building from the vantage point of the pedestrian from each building angle. Elevations and perspectives must be at a scale and level of detail so that the architectural details and materials are evident. One perspective should show the structure lit at night.
2. **Streetscape**
 - A. **Streetscape Design Guidelines**
 - i. All streetscape design and construction is required to comply with the standards 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 zone and any proposed outdoor dining areas.
 - 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 in the planter islands. Sylvester Palms may be used as accent trees at the building entrances.

ARB Courtesy Review Comments [cont.]

- 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 corner treatment at all corners shall be Lawrenceville Brick, 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 thick concrete sub-base to the face of building. Corner treatments shall provide two accessibility ramps at each corner perpendicular to the centerline of the adjacent street.
- 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. Box lids must be painted a color that matches the adjacent streetscape material.
- vi. Pedestrian Crossings—The pedestrian crossings at driveway entries shall be at the same grade as the sidewalk adjacent to the driveway. A pavement treatment a minimum of 7-feet wide 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 define the pedestrian path for night time safety. Slope transitions to the street shall occur between the sidewalk and edge of pavement.
- vii. Building Entries—Building entries must face the street and be recessed if they are directly adjacent to the streetscape zone. Doors should not open directly into the pedestrian clear zone.
- D. N. Orange Avenue
 - i. Width—The minimum streetscape width on N. Orange Ave. shall be a minimum of 15-feet from the back-of-curb. The existing on-street parking spaces and meters must be retained in the final design. Tree wells must be a minimum of 5-feet wide and 10-feet long. The pedestrian clear zone must be a minimum of 10-feet in width.
 - ii. Treatment 2 —The N. Orange Ave. streetscape must meet the requirements of Treatment 2 in the streetscape design guidelines.
- E. W. Amelia Street
 - i. Width—The minimum streetscape width on N. Orange Ave. shall be a minimum of 15-feet from the back-of-curb. The existing on-street parking spaces and meters must be retained in the final design. Tree wells must be a minimum of 5-feet wide and 10-feet long. The pedestrian clear zone must be a minimum of 10-feet in width.
 - ii. Treatment 2 —The W. Amelia St. streetscape must meet the requirements of Treatment 2 in the streetscape design guidelines. The pedestrian clear zone or sidewalk may be reduced in the area around the two significant existing oaks on W. Concord to help ensure their preservation and future vitality. Existing street trees should remain where feasible and adjustments to the streetscape may be made to accommodate them.
- E. W. Concord Street
 - i. Width—The minimum streetscape width on W. Concord St. will be 15-feet from the back-of-curb. Tree wells, if needed, must be a minimum of 5-feet wide and 10-feet long. The pedestrian clear zone should be a minimum of 10-feet in width where possible.
 - ii. Treatment 4 —The W. Concord St. streetscape should meet the requirements of Treatment 4 in the streetscape design guidelines. The sidewalk should be scored on a 5-foot by 5-foot grid. The preexisting conditions may make widening the sidewalk difficult and a minimum of 5 feet clear path must be maintained.

2. Architecture-Existing Building

A. Design Intent

- i. ARB Staff supports the architectural direction and theme of the project. Continued focus on the design and details of the building, including architectural lighting will continue to be critically important through the design and development process. There is great improvement from the existing structure with this proposal. The ground floor of the parking garage is currently shown blank and the preferred treatment is to have occupied space with transparent glass storefront so that the garage is more integrated at the ground level with the pedestrian experience.
- ii. Design of the “plaza” parking area in front of the building facing Amelia will need additional explanation and refinement to show how this area is used and how it is beneficial to the user.

B. General Architectural Comments

- i. 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.

ARB Courtesy Review Comments [cont.]

- ii. Transparency – All ground floor building walls facing a street shall contain a minimum of 30% transparent materials or glass. A minimum of 15% transparency shall be provided on all other floors 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 at the ground floor level shall be dry-walled or have permanent partitions installed on the interior to block natural surveillance. Tinted, reflective, or spandrel glass does not count towards meeting the transparency requirements.
- iii. Skyline Architecture – The proposed rooftop architecture should provide a unique identity to the building within the Downtown skyline. Refinement of the skyline architecture should continue to be addressed during the final design process. Special attention should also be paid to the lighting of the skyline architecture.
- iv. 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.

3. Parking Garage

- A. Per Sec. 62.502 Parking Facility Design of the Land Development Code [LDC], in the AC-3A/T district, parking garages and lots fronting on Pedestrian Streets and Malls designated by the Streetscape requirements of Chapter 61 shall be designed as follows: Outside of the City Center Subdistrict, a landscaped pedestrian-oriented setback of at least 20 feet shall be required for all parking garages fronting on Pedestrian Streets. However, the setback shall not be required for any portion of the parking garage frontage which incorporates ground floor active uses other than parking. Section 62.502 is intended to create pleasing pedestrian-oriented spaces. Other design alternatives which achieve this intent may be approved by the appropriate reviewing authority.
- B. Design Intent
 - i. Continued focus on the design and details of the parking garage façade treatments need to be further refined. ARB staff is currently not satisfied with the proposed treatments. The final parking garage façade treatments will need to address the garage's significant exposure to Orange Ave. and the exposed ramping on the north garage façade. The precast panels should be raised to be a continuous flat design rather than stepping to follow the ramp. The applicant and staff will continue to work together to develop an acceptable design solution.
 - ii. The proposed screening of the Orange Avenue façade will need additional clarification prior to the final review and care should be taken to screen car lights and general lighting should be designed in such a way as to minimize light shed and view. An opaque knee wall a minimum of 42 inches in height should be used at the perimeter of the garage in any open areas to screen cars. Cable railings will not be acceptable.
 - iii. ARB Approval – Final architectural plans, elevations, renderings, materials and finishes of the parking garage must be submitted for ARB Final Review and approval prior to submittal for building permits.

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 final ARB Staff Review and approval prior to issuance of building permits.
- B. It is encouraged that the skyline architecture of the building be lit in order to make the building unique in the night time skyline.
- C. Night time building elevations shall be submitted for final ARB Staff Review prior to submittal of building permits.

5. Mechanical Equipment and Utilities

- A. Venting & Exhaust—All restaurant venting and exhaust shall be directed to the roof of the building, unless an acceptable alternative is approved by the Appearance Review Officer. Restaurant venting is not permitted on any street facing façade of the building and must not be visible from the public right-of-way. All other vents and exhaust must be a minimum of 12 ft. above grade and must be integrated into the building design so as to be seamless with the overall architecture of the building. Exterior vents shall be painted to match the color of the façade around them.
- B. Transformer Area Screening—Transformer areas outside the building envelope shall be screened with landscaping including a hedge that is 48-inches tall at the time of planting.
- C. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened to the top of the equipment and meet the screening conditions of the Land Development Code. An interior screen wall or parapet for rooftop mechanical equipment may be required. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height.
- D. Backflow Preventer—Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way and

ARB Courtesy Review Comments [cont.]

should be screened from view as necessary. They shall be clearly identified on the final utilities plan.

- E. Fencing—Any fencing on the site shall be an open, CPTED-approved fencing, such as architectural mesh, welded wire or aluminum picket fencing. Permanent chain link fencing is prohibited.
- F. Electric Meters and Switch Boxes — Electric meters and switch boxes mounted to exterior walls shall not be located on street facing facades
- G. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations. Final building elevations with venting depicted shall be submitted for final ARB review and approval.

6. Signage

- A. All signage shall meet the requirements of Chapter 64 of the Land Development Code [LDC]. High-rise signs are permitted consistent with Sec. 64.400, Downtown Special Sign District of the LDC, but will require an ARB Major Review prior to permitting. All other signage will require an ARB review prior to submittal for sign permits.
- B. High-Rise Signs—Per Sec. 64.246 The maximum copy area for high rise building identification signs is five square feet for every 1,000 square feet of gross floor area of the principal building, provided, however, that in no event may the total sign area for high rise building identification signs exceed 800 square feet per building. Based on the LDC the project high-rise signs are limited to a total of 583 square feet total,

7. Telecommunications Equipment Screening

- A. 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 after-thought.
- B. DAS — Distributed Antennae Systems [DAS] for life safety, police department and fire department localized communication services should be integrated into the building architecture.

Exisiting Photos



EXISTING CONDITIONS - CORNER OF ORANGE AVE & AMELIA ST



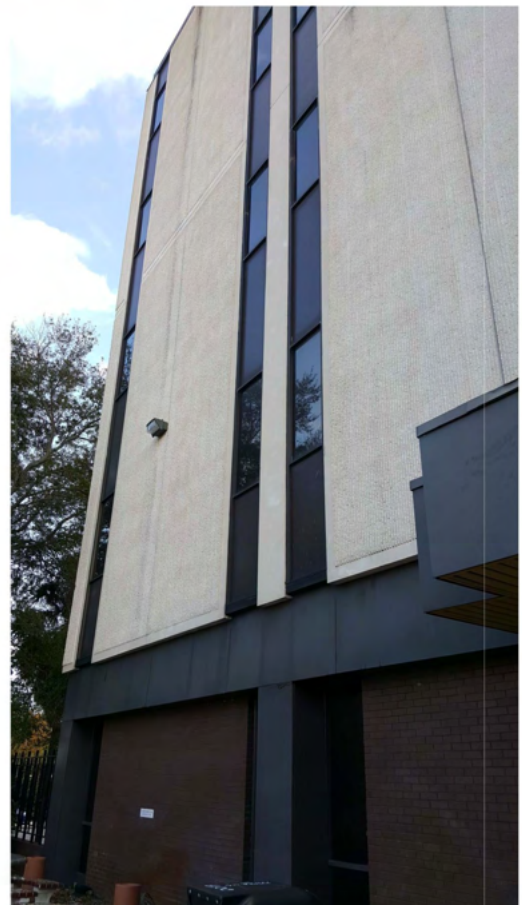
EXISTING CONDITIONS - AMELIA STREET



EXISTING CONDITIONS - ORANGE AVENUE



EXISTING CONDITIONS - CONCORD STREET



EXISTING CONDITIONS - NORTH EAST CORNER OF BUILDING

Street Views



View of existing building, looking north on Orange Av at Amelia



View looking south with Firestone Landmark on right

Street Views



View looking west at site for proposed garage



View of existing building and parking lot as viewed from Amelia St

Street Views

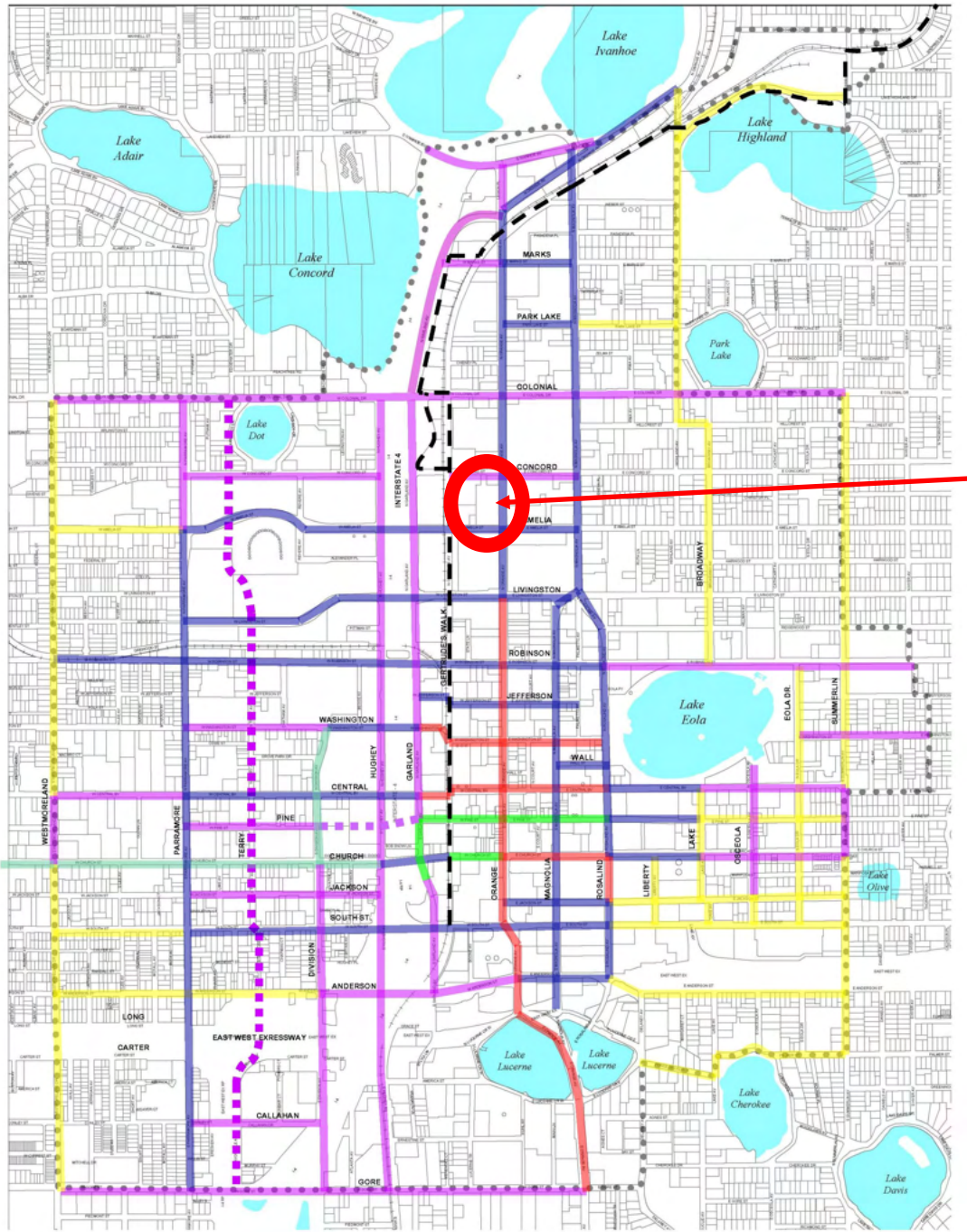


View looking east from Garland of west side of existing building



View of small parking lot fronting Concord St with Firestone Landmark on left

Streetscape Classification Map for Reference



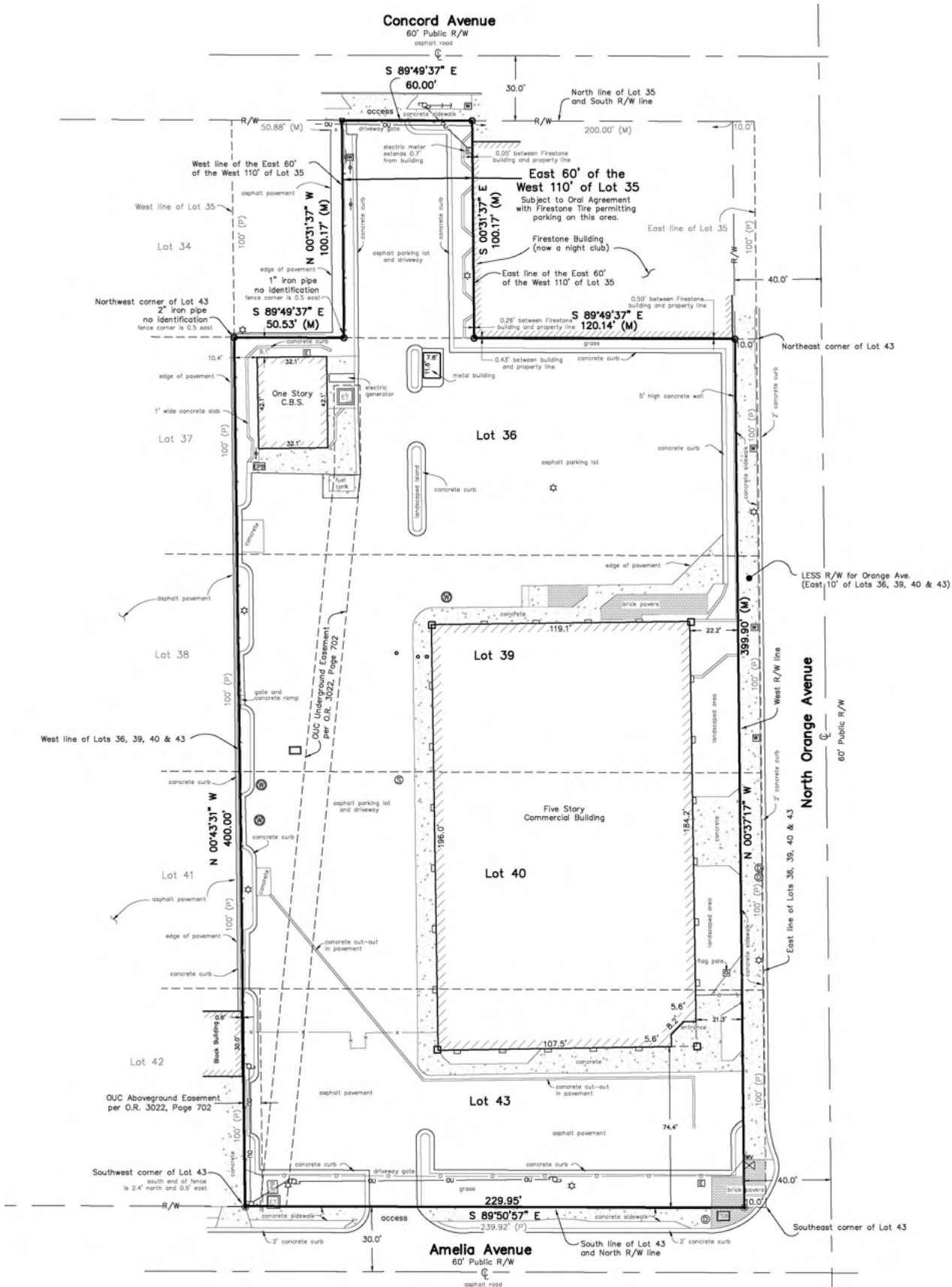
Project Location-
Treatment 2

MAP 1: STREETSCAPE CLASSIFICATIONS

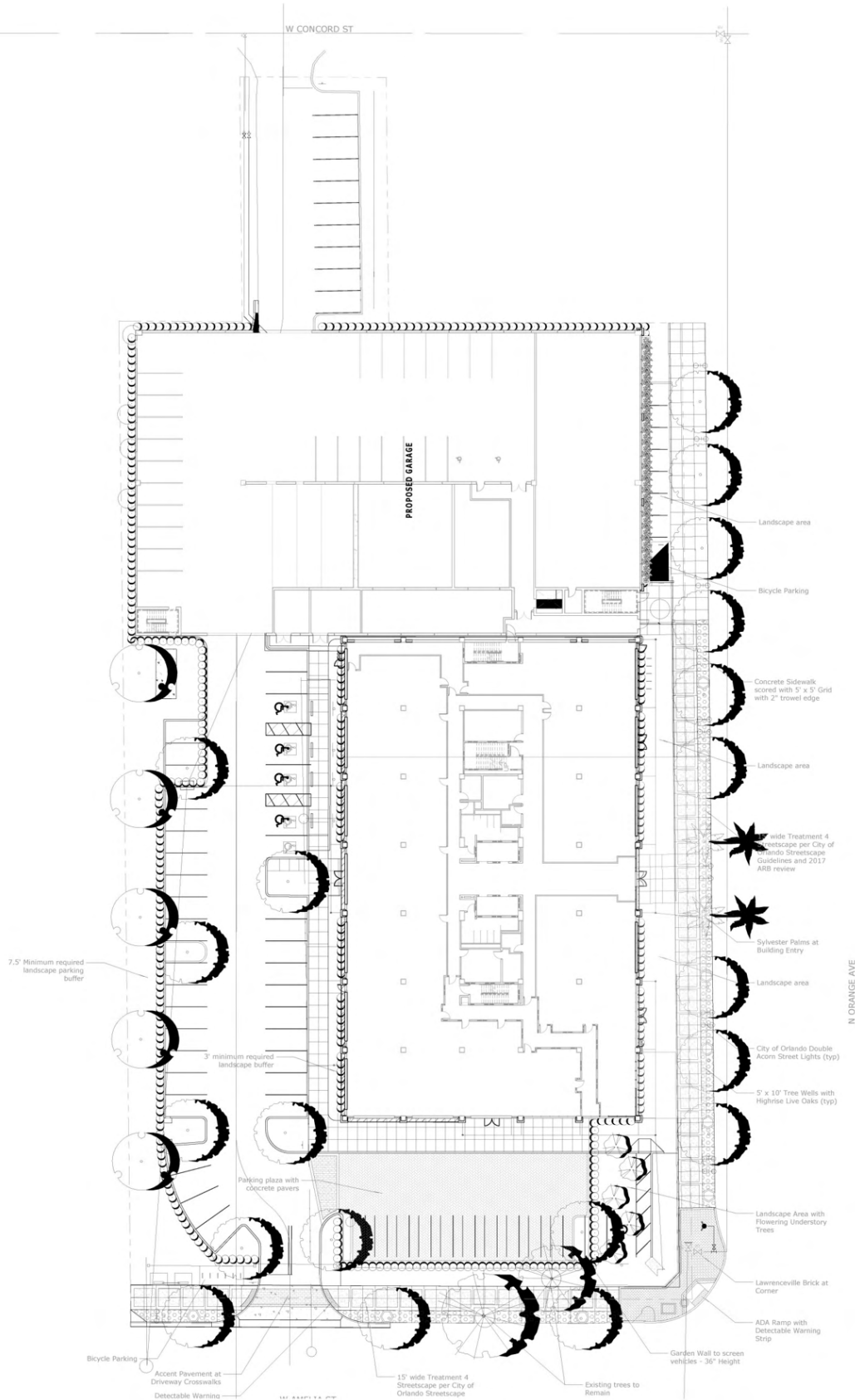
- LEGEND**
- Treatment 1 (Primary Pedestrian Street)
 - Treatment 2 (Secondary Pedestrian Street)
 - Treatment 3 (Historic Street)
 - Treatment 4 (Window Pane Street)
 - Treatment 5 (Parkway Street)
 - Gertrude's Walk & Railroadscape
 - Other Treatments (incl. Church Street & Division Avenue)
 - Downtown CRA Boundary



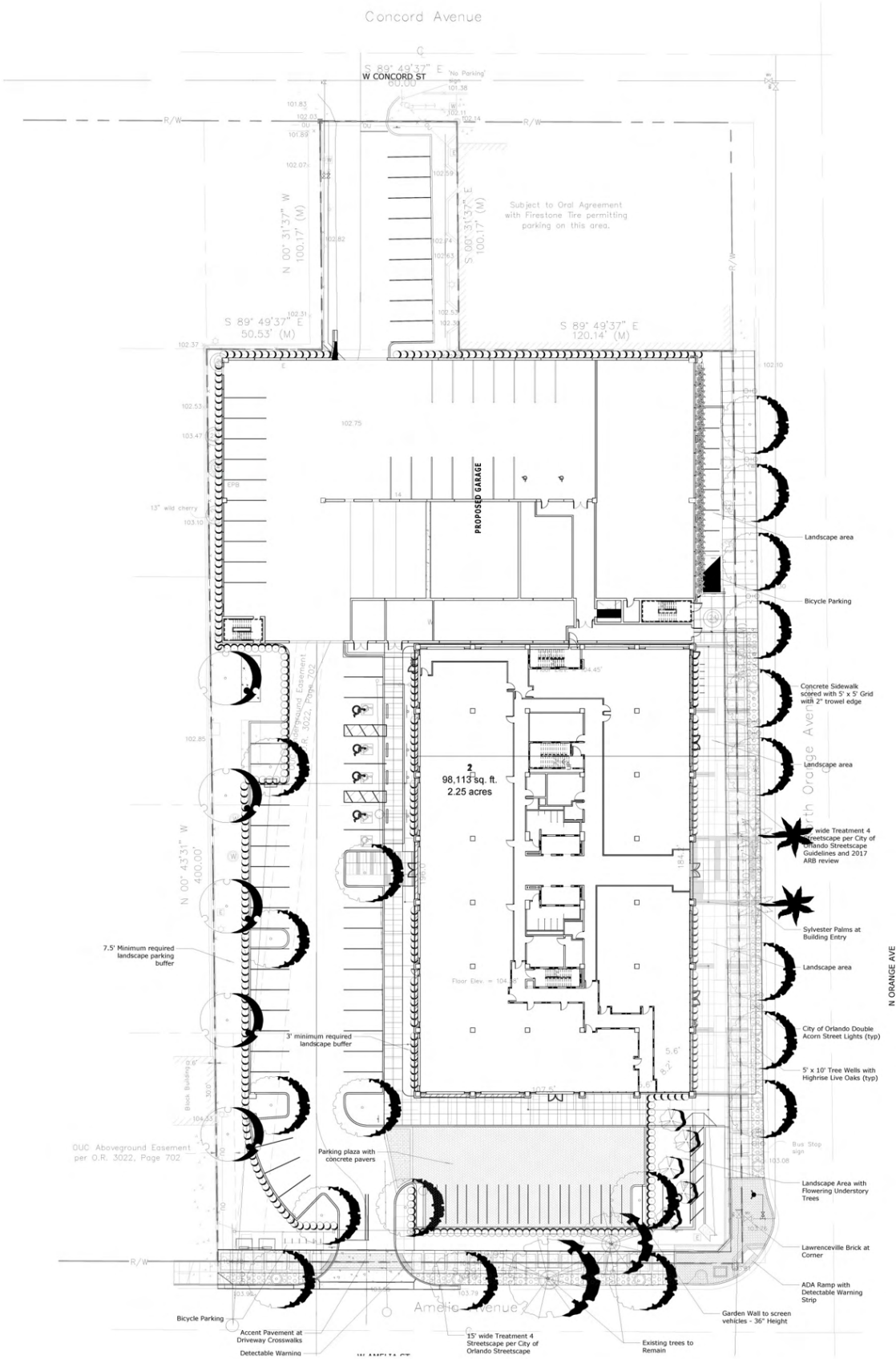
Existing Site Plan



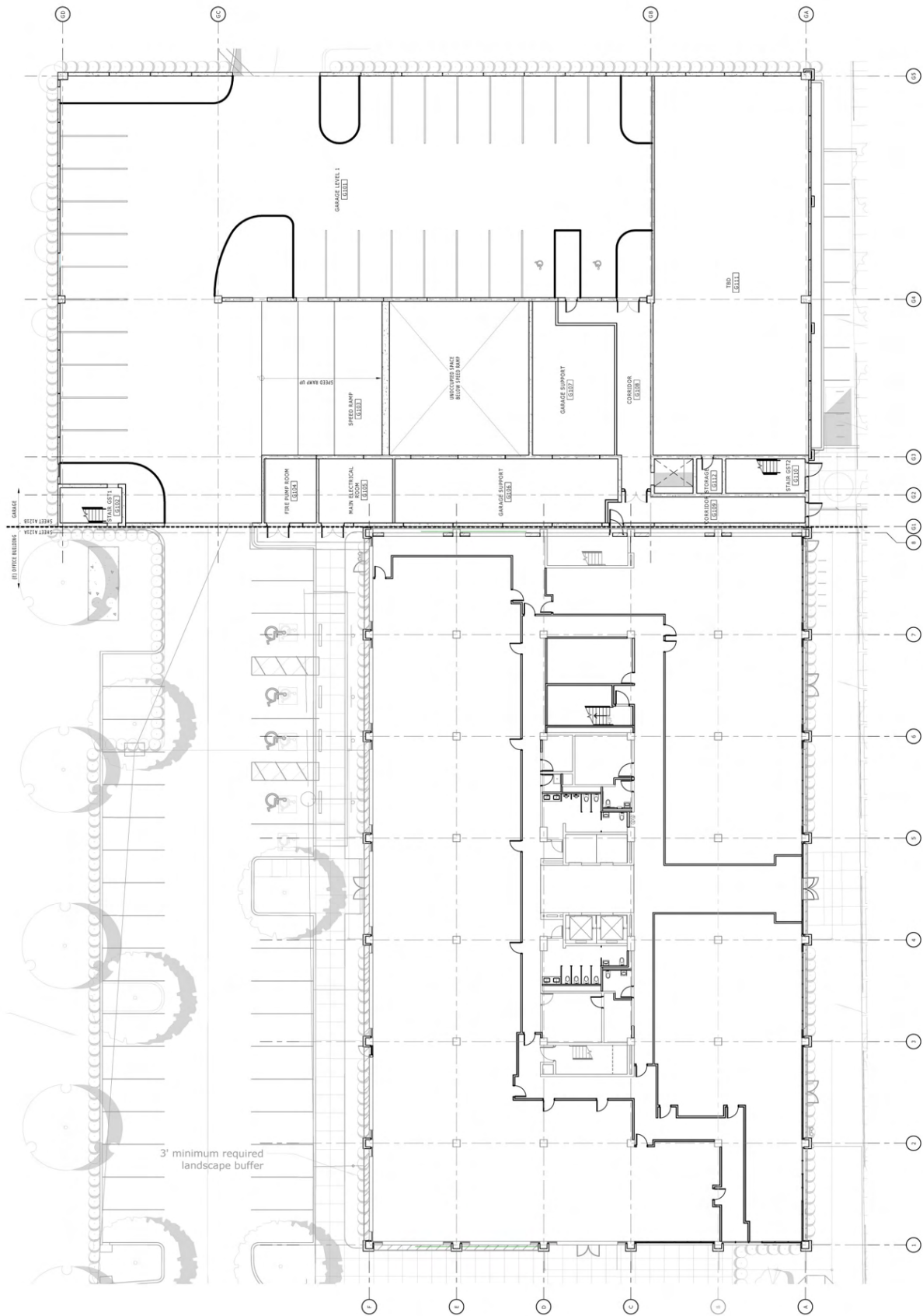
Proposed Site Plan/Landscape Plan



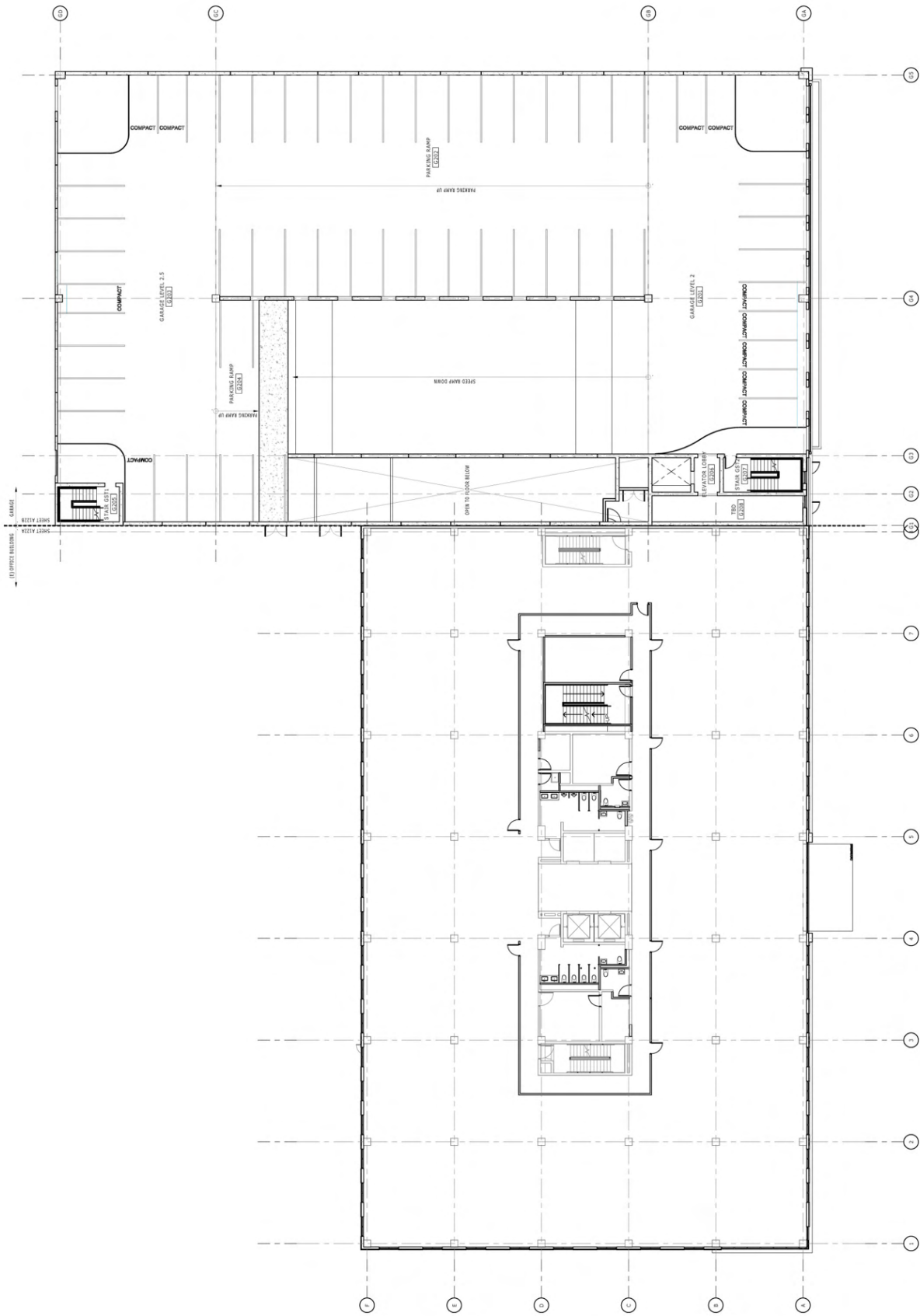
Architectural Site Plan



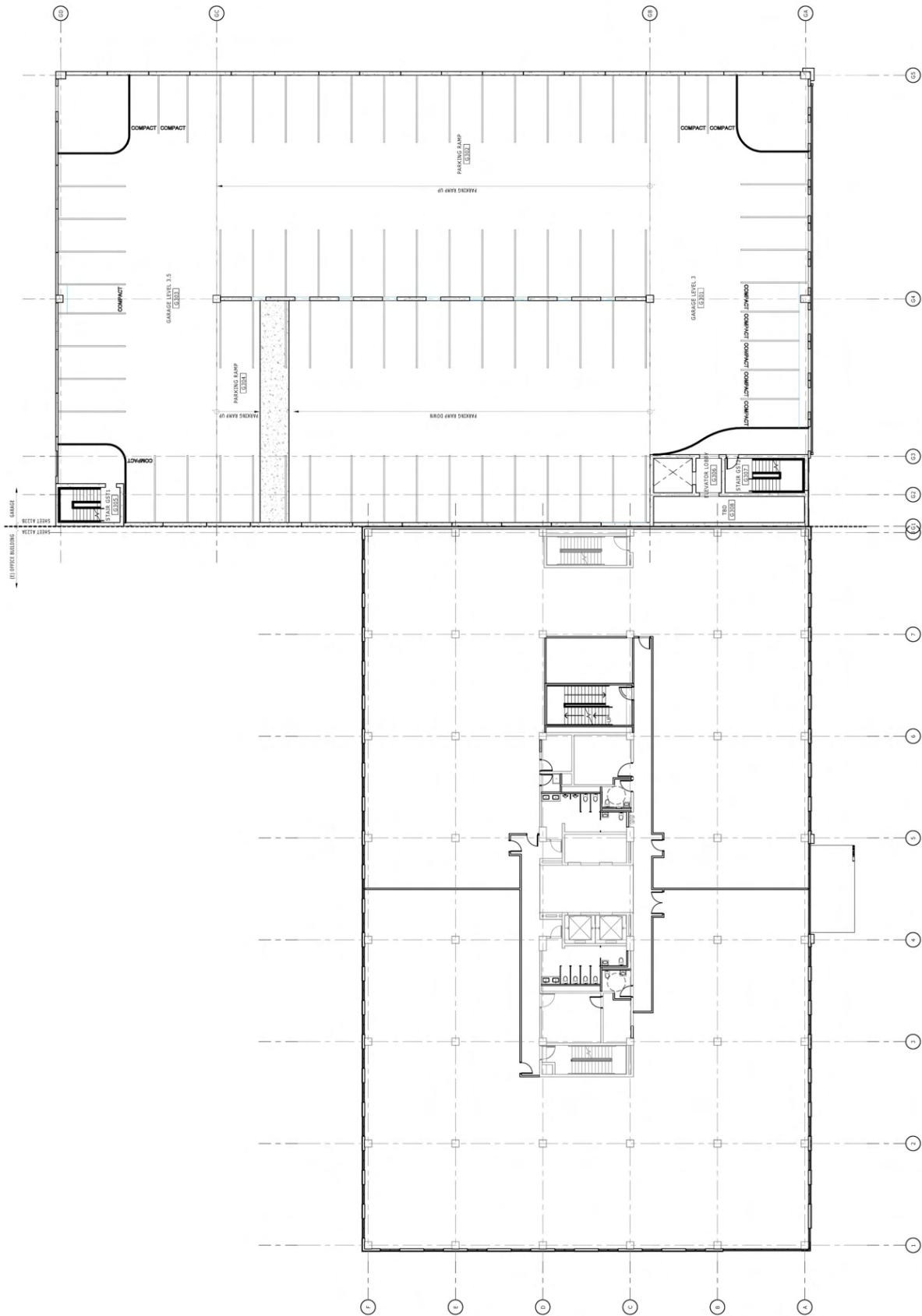
Floor Plan Level 1



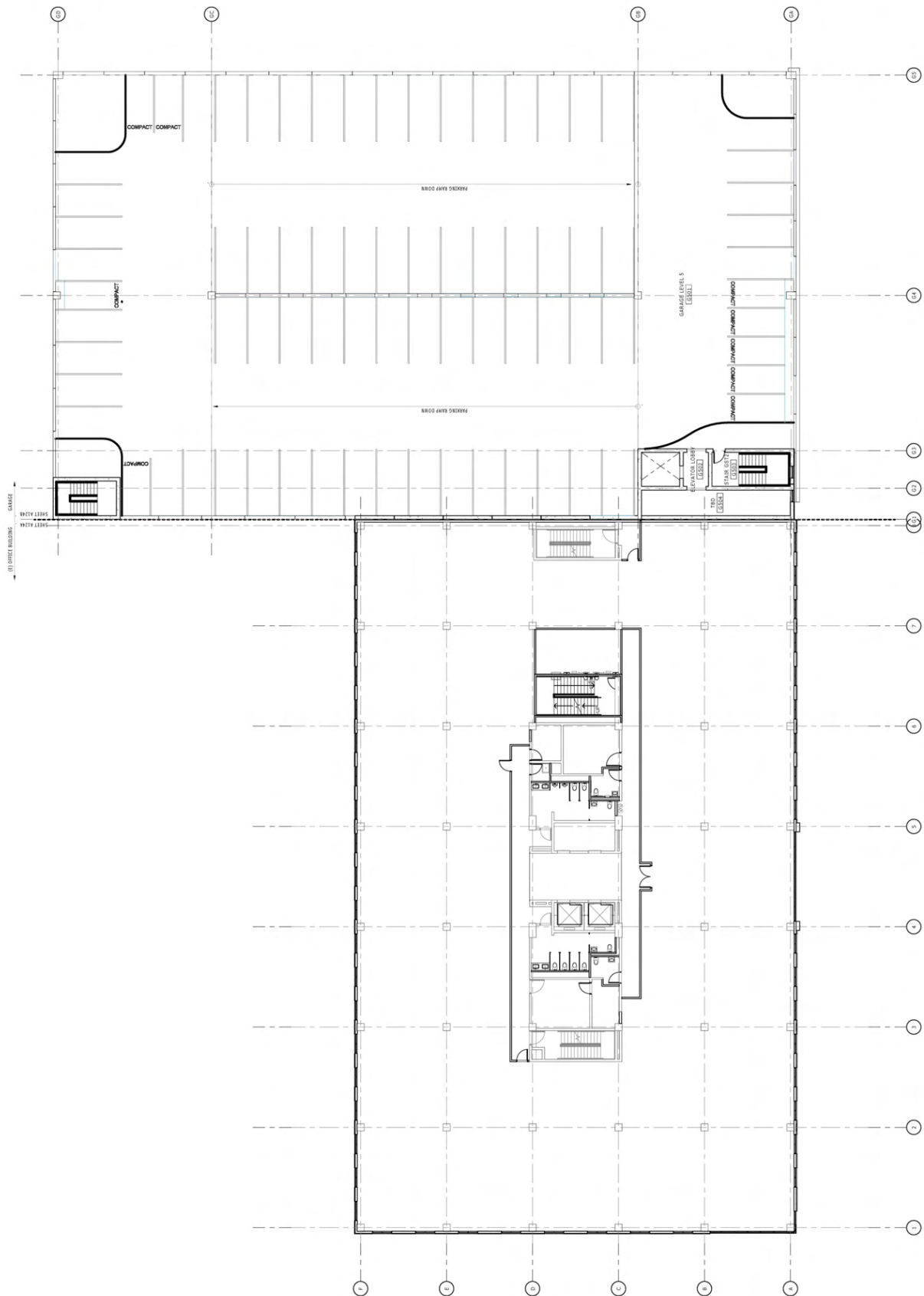
Floor Plan Level 2



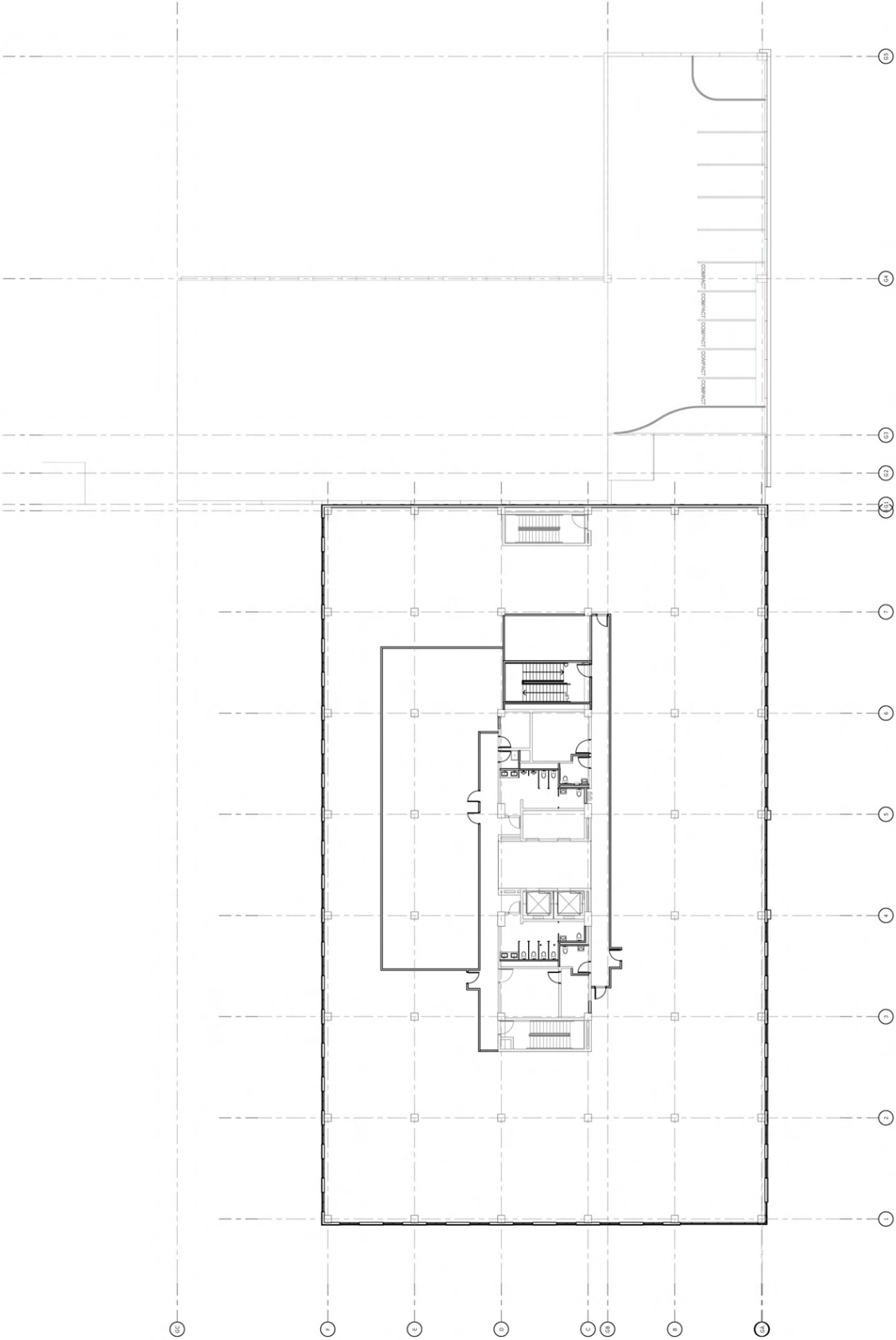
Floor Plan Level 3



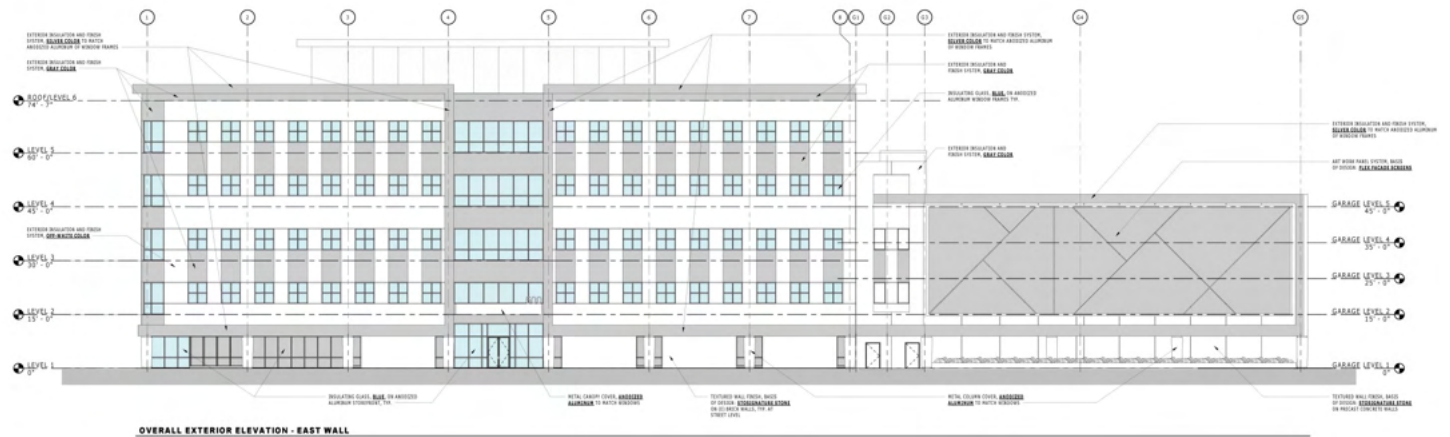
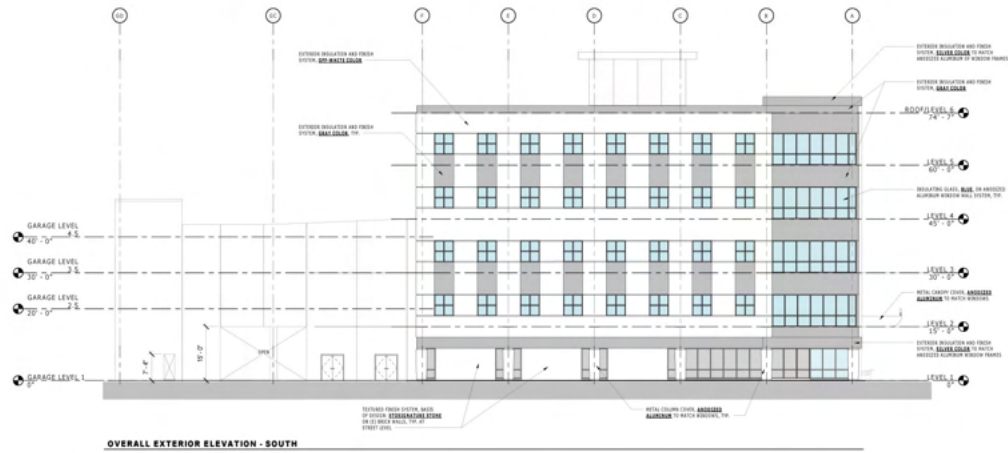
Floor Plan Level 4



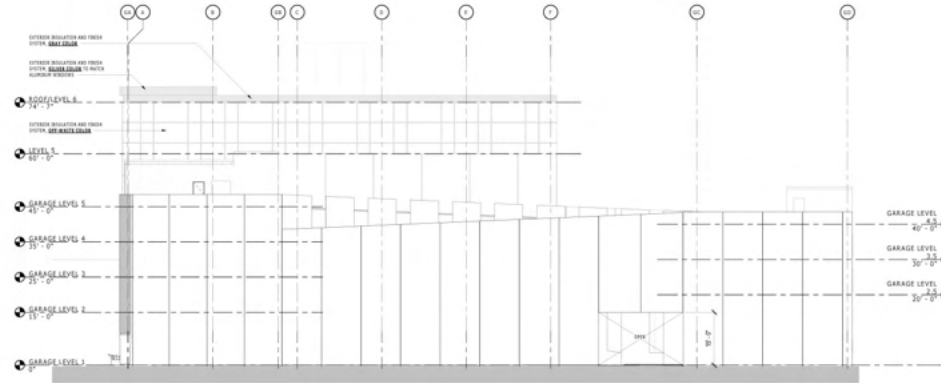
Floor Plan Level 5



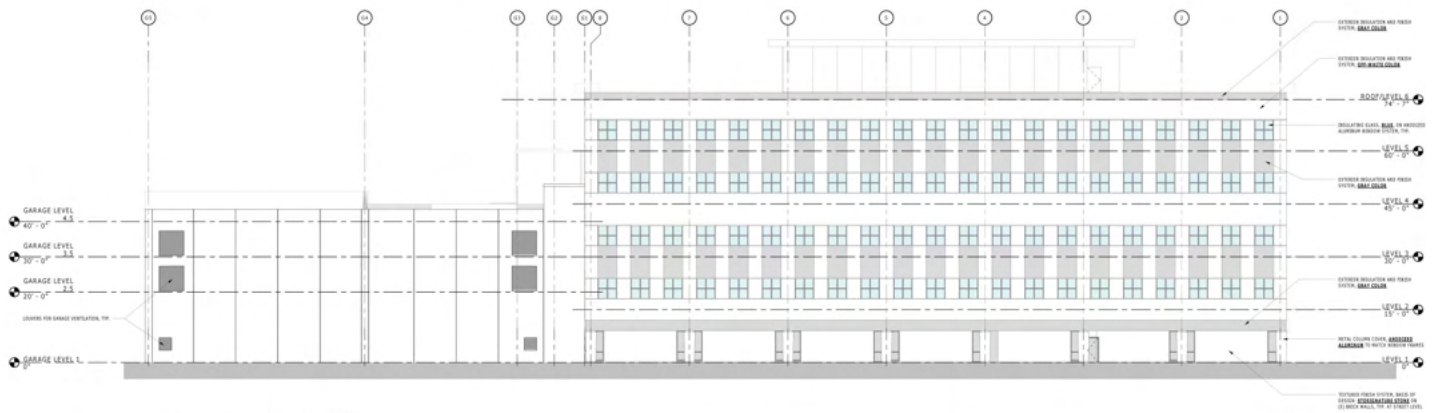
East and South Elevations



West and North Elevations



OVERALL EXTERIOR ELEVATION - NORTH



OVERALL EXTERIOR ELEVATION - WEST WALL

Perspective Views



STREET VIEW -
NORTHEAST CORNER



STREET VIEW -
SOUTHWEST CORNER

Looking South on Orange Ave. from Concord St.

