



APPEARANCE REVIEW BOARD

MEETING MINUTES

March 19, 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 Matt Taylor and seconded by Daisy Staniszki to approve the February 25, 2015 ARB Meeting Minutes. The motion carried unanimously.

ANNOUNCEMENTS

- There were no announcements.

CONSENT AGENDA

- There were no consent agenda items.

REGULAR AGENDA:

1. 110 W. Jefferson Street – Orlando Central

Owner/Applicant:	HHH Reilly Fund, LLC/James Johnston
Location:	110 W. Jefferson Street
District:	5
Project Planner:	Doug Metzger
ARB2015-00011	Request for a Courtesy Review of a new 450 unit multi-family building with 17,000 s.f. of ground floor retail and free standing garage.
Recommended Action:	ARB Staff has reviewed the applicant's submittal and development plans and has the following comments:

1. Streetscape

Generally, the streetscape zone widths provided in the proposed plans are insufficient and are not properly sized to service a development of this size, its proposed retail uses nor the pedestrian and public realm, especially on Gertrude Lane and adjacent to the parking garage on Jefferson and Washington Streets. All streetscape design and construction is required to comply with Treatment 4 of the Downtown Streetscape Design Guidelines plus additional conditions based on recent streetscape policy changes by the Downtown Development Board, Transportation Engineering and Public

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

Jeffrey Bush

Tim Lemons

Justin Ramb

Board Members Absent:

Greg Witherspoon, Chair

Works divisions.

A. Gertrude Lane/Gertrude's Walk Multi-Use Trail

- i. The proposed Orlando Central 11-foot streetscape zone with only a 5-foot pedestrian clear zone is insufficient for the "front door" of a building of this magnitude in the downtown central business district. A 15-foot wide streetscape zone with a 5-foot street tree/furniture zone and a 10-foot pedestrian clear zone is preferred.
- ii. Because of the reduced pedestrian clear zone in the applicant's proposal the street tree wells shall be required to have tree grates in lieu of landscaping to make the reduced pedestrian clear zone feel more spacious.
- iii. Based on the proposed streetscape width along Gertrude Lane outdoor sidewalk cafes servicing the retail spaces is prohibited along the Gertrude Lane building frontage because of insufficient depth to accommodate both pedestrian flow and outdoor seating.
- iv. The applicant shall be responsible for the extension and construction of the 10-foot wide Gertrude's Walk multi-use trail from Washington Street to Jefferson Street.
- v. The 40-foot Gertrude Lane right-of-way is limited and the preferred configuration of the Gertrude Lane frontage and Gertrude's Walk trail is still under consideration by Transportation Planning, Public Works and the Planning Division. The applicant will ultimately be involved in those discussions as staff and applicant travel deeper into the potential design solutions.
- vi. The possible configurations for Gertrude Lane include:
 - a. Incorporating the trail on the eastern side of the Gertrude Lane right-of-way adjacent to the SunRail tracks.
 - b. Incorporating the trail into the western right-of-way streetscape along the front of the building which could benefit the residents and proposed retail uses on Gertrude Lane or,
 - c. Closing down Gertrude Lane to vehicle traffic all together and creating an urban plaza inside the right-of-way area along the Gertrude Lane building frontage which would provide the trail connection, fire access, benefit the retail uses along that frontage and possibly allow the building face to move up to the property line and expand the courtyard space between the tower and parking garage.

B. Washington Street – The City's Growth Management Plan Figure TR-49A, Downtown Orlando Planned Bikeways 2030, identifies an off-street multi-use trail from Interstate 4 to Lake Eola along Washington Street. In order to accommodate the trail, streetscape trees and furnishings a minimum 15-foot wide streetscape zone is needed along the entire block. The design of Ultimate I-4 provides a wide connection underneath the highway at Washington Street that will allow the trail to extend into the Parramore neighborhood along Washington Street to the Callahan Center.

- i. The streetscape zone on Washington St. shall be a minimum of 15-feet from back-of-curb [BOC] for the entire block length.
- ii. The proposed Orlando Central site plan provides 16-feet from [BOC] to the building face of the tower. This is adequate to accommodate the trail and furniture zone but does not provide sufficient space to also allow for sidewalk café seating.
- iii. The proposed Orlando Central Washington St. streetscape zone is drastically reduced adjacent to the parking garage façade; to 10.5-feet from BOC at the east corner and 8.5-feet from BOC at the west corner [5-feet once the proposed landscape is included]. This proposed condition is unacceptable. The south façade of the parking garage shall be pushed back to provide a minimum of 15-feet from BOC.
- iv. Sidewalk cafes will not be permitted in the 15-foot streetscape zone needed to accommodate the multi-use trail.

C. Jefferson Street

- i. Gertrude's Walk is going to have to turn west at Jefferson Street and continue up to Garland Avenue along Jefferson St. because FDOT will not grant permission to extend the Gertrude's Walk trail along the west side of the railroad tracks north of Jefferson St.
- ii. In order to accommodate the Gertrude's Walk trail along Jefferson St. a minimum of 15-feet from back of curb will be required for the streetscape zone along the entire block from Gertrude Lane to Garland Ave. The streetscape zone shall include a 5-foot wide furniture/street tree zone and a 10-foot wide pedestrian clear zone.
- iii. The proposed Orlando Central site plan provides 17-feet from back-of-curb [BOC] to the building face of the tower except where the planter areas reduce the streetscape width to 11-feet. A minimum 15-foot streetscape zone will be required thru this area so the landscape

beds will need to be scaled back or eliminated.

iv. Sidewalk cafes are not permitted in the 15-foot streetscape zone in order to preserve the integrity of the trail for users.

v. The 11-foot streetscape width adjacent to the parking garage is not sufficient to accommodate Gertrude's Walk especially where landscaping reduces the width to 7-feet. A minimum 15-foot streetscape zone is required in this area.

D. Garland Avenue

i. The proposed 14-foot streetscape width along Garland is not sufficient and needs to be expanded to 15-feet. At 15-feet in width the Garland Ave streetscape can accommodate sidewalk café seating that is 5-feet in depth.

ii. The street tree wells and furniture zone shall be moved to the BOC.

2. Architecture

ARB and City Staff is very excited about the Orlando Central project. It is located along the front door of downtown and adjacent to the busiest road in Central Florida. The design and architecture of this building has to have a positive impact on the downtown skyline. Focused attention to design and detail is critical at the base, through the middle and especially at the top or crown of the building.

A. Tower Crown

i. The top or crown of the building integrates well with the middle of the building however, based on the prominent location of the tower ARB Staff, Planning Division administration and the Downtown Development Board [DDB] administration is requesting that the design team look into further enhancing the crown of the building both from an architecture and lighting standpoint.

ii. The intent should be to create a signature crown that makes the top of the Orlando Central tower a distinctive addition to the downtown skyline both during the day and at night. The visual identity of the Orlando Central 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 is the Orlando Central tower." The Arquitectonica portfolio has many fine examples of signature tower crowns and is world renowned for such treatments. ARB staff as well as the Planning Division and DDB administration has the utmost confidence that the design team can meet this challenge.

B. Tower Middle

i. The middle of the residential tower with its interlocking pieces, glazing and light bands is architecturally and visually very interesting and will present well on all four sides.

ii. As with the base finish of the building, and based on other similar buildings in town such as 55 West staff has concerns about the long term maintainability of the stucco finish and encourages the applicant to investigate the use of a more durable finish such as limestone plaster. The limestone plaster adheres better to concrete than stucco, can be tinted and colored and therefore doesn't need painting. Limestone plaster also dries to a much harder and more durable finish than stucco.

C. Tower Base [Ground Floor Elevation]

i. The ground level or base of the building is vibrant and inviting with a large amount of transparency along the street frontage and the illusion that one piece of the building is floating above the street.

ii. Glass and glazing at the ground level shall meet the City's transparency requirements.

iii. Stucco is proposed as the finish material for all of the facades from finished grade to building top. Stucco is not a preferred finish material for a building of this magnitude in the downtown central business district because of its long-term maintenance needs from re-painting to cracking and patching. Especially on the ground floor, more durable materials such as marble, pre-cast concrete or limestone plaster [Thermochromax] that are more resistant to impact damage and have less long-term maintenance needs are preferred.

D. Parking Garage

i. The parking garage needs additional architecture and lighting treatments so it is more integrated with the tower since it will be very visible from the surrounding streets and Interstate 4.

ii. The mid-façade recesses on the street facing facades should be enhanced with similar glazing to the comparable reveals in the residential tower. Lighting should also be incorporated into those garage recesses.

iii. The openings in the parking garage should include a mesh infill with an aluminum trim that is

comparable to the finish of the aluminum in the tower windows. Interior ramping and walls that might be visible thru the openings shall be painted a dark gray or black.

iv. The glazing in the garage retail spaces shall match those of the tower retail spaces.

v. The Garland Avenue façade does not meet transparency requirements because of the constraints of the mechanical equipment behind the façade wall. In lieu of meeting the transparency requirements on this façade it is recommended that blank wall space be utilized as a mural or public art space.

vi. Additionally, as stated above there are concerns about the long-term durability and maintenance of the stucco finishes being proposed in the core of the downtown central business district.

ARB STAFF STANDARD CONDITIONS

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 does not count towards meeting the transparency requirements.

2. Streetscape:

a. Street Trees – High rise live oaks trees shall be planted as the primary street tree. Palms may be used as accent trees at building entrances.

b. 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 Streetscape Guidelines.

c. Street Lights – Double acorn streetlights consistent with the Downtown Streetscape Design Guidelines shall be used on all streets and spaced based on OUC lighting requirements.

d. 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.

e. Intersection corner treatments and on-street parking spaces shall be Lawrenceville brick and installed according to the guidelines for Downtown Streetscape Treatment 4.

f. Valve and Junction Boxes—All at grade junction, valve and control boxes shall be traffic bearing grade boxes and lids.

g. Corner treatments shall provide two accessibility ramps at each corner perpendicular to the centerline.

h. The pedestrian crossing at the garage entries shall be raised to be at same grade as the sidewalk adjacent to the driveway. A pavement treatment 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 shall meet the mid-block curb cut standard in the Downtown Streetscape Guidelines.

3. Pedestrian Connection: A minimum 5 ft. pedestrian walkway shall be provided adjacent to the driveway entries into the parking garage.

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

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, materials 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 building.
- c) 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.
- 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) The slope of the grade preceding the exit of a parking garage shall not exceed 2% for a minimum of 25 feet.
- f) 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.

6. Lighting. 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 Minor Review prior to issuance of building permits. 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.

7. Materials. Durable materials such as stone, brick, pre-cast, or limestone plaster shall be utilized for the ground floor of the building except where storefront glass is provided.

8. 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.

9. 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.

10. Curb cuts. All existing curb cuts shall be removed and the streetscape and curbing restored during construction.

11. 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.

12. 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.

13. Transformer Area Screening. Transformer areas shall be screened with decorative, opaque fencing and gates up to 6-feet in height.

14. Mechanical Equipment. All mechanical equipment shall be screened and meet the conditions of the Land Development Code.

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 utilities 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 fencing is prohibited.

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

19. 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 by PowerPoint. He explained that the City staff has been working with the applicant through some of the design concerns, including Gertrude's Walk, parking garage and streetscape width concerns, building materials and the retail/outdoor dining areas. The Board thanked Mr. Metzger for his presentation.

Bernando Fort, Architect from Arquitectonica, gave a presentation from the elevations submitted in order to explain the concept of the building and where some of the designs derived from. He agrees with most of the changes that the staff has recommended and is in the process of finalizing the building design.

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

- If the whole building were stucco it would require a lot more maintenance and would like the architect to ~~reconsider~~ consider using another material, even if just for the base of the building as referenced in staff condition # 2c.
- The current plans do not have much detail on certain features, and requested that when the final submittals come to the Board there needs to be more detail for the material usage and building lighting.
- The rooftop is currently proposed flat and even though there is some distinction with the height differential, there should be something more significant.
- The garage needs to be more appealing since it will be seen from I-4 in front of the actual building.
- There is not enough pedestrian detail in the building as far as walkways and interaction with surrounding areas, such as Gertrude's walk.
- The building needs to have a ~~more~~ less suburban look.

NEW BUSINESS:

1. Mid-Rise Sign Proposed Regulations

The Board felt that when considering these regulations throughout the City, it needs to be determined which areas are acceptable for Mid-Rise Projecting signs because it would not look good having signs everywhere throughout the City on buildings. There was also a suggestion to limit the sign to just one color and that the sign not be allowed to be one color on the top half and different color on the bottom half.

OTHER BUSINESS:

ARB Minor Reviews completed since the February ARB Meeting:

1. ARB2014-00102 – 445 S. Magnolia Avenue – Dr. Phillips Center – Seneff Arts Plaza Sign
2. ARB2014-00107 – 644 W. Colonial Drive – Fence
3. ARB2014-00112 – 421 W. Robinson Street – Leak Doctor - Roof Renovation/Re-roof
4. ARB2015-00001 – 450 S. Orange Avenue – Renovations
5. ARB2015-00002 – 409 W. Robinson Street – Temp Office
6. ARB2015-00003 – 315 W. Concord Street – Lexington Court – Signage
7. ARB2015-00008 – 126 S. Lucerne Circle East – Northboro Builders – Exterior Renovations
8. ARB2015-00009 – 101 Lake Avenue – Citi Tower – Construction Fence and Fence Wrap
9. ARB2015-00010 – 400 E. Central Blvd – Paramount on Lake Eola – Signage
10. ARB2015-00013 – 54 W. Church Street – 2 Wall Signs
11. ARB2015-00014 – 329 N. Magnolia Avenue – SkyHouse/Blo Dry – Awnings
12. ARB2015-00016 – 116 E. Amelia Street – Trinity Lutheran Church – Demolition
13. ARB2015-00018 – 329 N. Magnolia Avenue - SkyHouse/Blo Dry – Window Clings

Mr. Forbes clarified that ARB2015-00016 was the demolition of a two story building, not the actual church, in order to create space for a children's facility being built on the adjacent property.

OLD BUSINESS:

1. ARB2015-00003 – 315 W. Concord Street – Signage

The Board voiced concern that the current application was not part of the master sign plan that the Board originally approved. Mr. Metzger agreed to do research to confirm what was approved.

ADJOURNMENT: VICE-CHAIRMAN MIKE BEALE ADJOURNED THE MEETING AT 3:51 P.M.

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

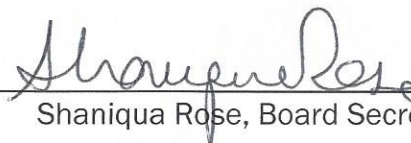
STAFF PRESENT

Kyle Shephard, Assistant City Attorney II
Walter Hawkins, Acting Executive Secretary
Doug Metzger, City Planning
Shaniqua Rose, Board Secretary
Kenneth Pelham, City Planning

TeNeika Neasman, City Planning
Holly Stenger, City Planning
Richard Forbes, Historic Preservation Officer
Jason Burton, City Planning



Walter Hawkins, Acting Executive Secretary



Shaniqua Rose, Board Secretary