



APPEARANCE REVIEW BOARD

MEETING MINUTES

March 17, 2016

MEETING INFORMATION

Location:

Sustainability Conference
Room
2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time:

2:00p.m.

Board Members Present:

Board Members

Jeffrey Bush, Chair

Justin Ramb, Vice Chair

Greg Witherspoon

Catherine Price

John Paul Weesner

Fulvio Romano

Board Member Absent:

Matt Taylor

OPENING SESSION:

- Chairman Jeffrey Bush 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.
- Chairman Jeffery Bush read the Welcome, General Rules of Order and the Appeals process.

MINUTES

A motion was made by John Paul Weesner and seconded by Catherine Price to approve the February 18, 2016 ARB Meeting Minutes. The motion carried unanimously 6-0.

ANNOUNCEMENTS

- There were no announcements.

CONSENT AGENDA: None.

REGULAR AGENDA:

1. 738 Highland Avenue – ParkLake Townhomes

Owner/Applicant:

Dill Investment Partnership/Ryan

Studzinski

Location:

738 Highland Ave

District:

3

Project Planner:

Doug Metzger

ARB2016-00004

Request for a Courtesy
Review of 21 new
townhouses at Park Lake
Street and Lake Highland.

ARB and City Staff has reviewed the Applicant's submittal documents and has the following Courtesy Review 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 as they may be amended from time-to-time and the conditions in this staff report.
- Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape and other aspects of the public realm.
- City Services Easement—A city services easement shall be provided by the applicant for any portion of the streetscape zone outside of the right-of-way.

B. General Streetscape Requirements:

- i. Treatment — All streetscape shall be designed and constructed consistent with the requirements of Treatment 5 in the Downtown Streetscape Design Guidelines with a minimum 7.5-foot parkway strip and a minimum 6-foot sidewalk along the entire project street frontage.
- ii. Street Trees – The existing oaks on Park Lake Street and crepe myrtles on Highland Avenue shall be preserved.
- iii. Tree Ring — Along with the redevelopment of this property the damaged concrete tree ring around the large oak on Park Lake Street shall be repaired and/or replaced.
- iv. Street Lights – Single acorn 40-watt LED streetlights, consistent with the Downtown Streetscape Design Guidelines and spaced based on OUC lighting requirements shall be installed along the Park Lake Street and Highland Avenue project frontage in the parkway strip between the curb and sidewalk.
- v. Curbing—The existing curbing along the entire project frontage is damaged and degrading. The applicant shall replace all the curbing along the project street frontage.
- vi. Corner Treatments—Corner treatments shall be reconstructed to provide two directional accessibility ramps at the Park Lake/highland intersection. The ramps shall be perpendicular to the centerline.
- vii. Curb Cuts—All existing curb cuts shall be removed and the streetscape and curbing restored during construction.
- viii. Valve and Junction Boxes—All at-grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids, painted per the downtown streetscape standards.
- ix. Pedestrian Crossings—The pedestrian crossings at the driveway cuts shall be level and at the 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 zone. Reflective paint alone is not acceptable, but may be used in conjunction with pavers or other surfaces to outline the pedestrian path for night time safety.
- x. Pedestrian Clear Zone — In no instance shall vertical structures or obstructions be allowed in the required pedestrian clear zone.
- xi. Specialty Paving — Specialty paving and other materials not consistent with the Downtown Streetscape Design Guidelines shall not be permitted inside the right-of-way or city services easements of the streetscape zone. Specialty paving, materials and vertical structures are permitted outside of the City maintained streetscape zone.
- xii. ARB Final Review—Final streetscape plans shall be submitted for ARB Final [Major] Review and approval prior to submittal for building permits.

C. Tree Preservation/Mitigation

- i. Preservation — There are several mature specimen trees remaining on the site, especially around the project edges. The applicant is attempting to preserve some of those trees located in the streetscape zone. ARB Staff encourages the applicant to use their best efforts to preserve as many of the edge mature trees as feasible. Each preserved tree will enhance the value and aesthetic vitality of the project area.
- ii. Tree Removal/Mitigation— A tree removal permit is required to remove trees. As part of the tree removal permit process the applicant shall work with the City arborist to evaluate the viability of the existing on-site trees and if any mitigation will be required for the removal of any trees.

2. Architecture

A. Design Intent

- i. ARB Staff supports the architectural direction and theme of the Park Lake Townhome project.
- ii. Continued focused on the design and details at the base, through the middle and at the top of the buildings will continue to be critical through the design and development process.
- iii. Final architectural plans, elevations, materials and finishes shall be submitted for ARB Final [Major] Review and approval prior to submittal for building permits.

B. General Architectural Comments

- i. Balconies — The roof balcony railing detail appears out of context with the architectural style. ARB Staff recommends further refinement of this detail prior to the ARB Final Review.
- ii. Windows—The windows on all facades shall be recessed 1 to 3 inches from the façade to provide additional design texture and shadow lines on the building façades. The addition of window sills or trim treatments is also recommended.
- iii. Screen Wall — A six-foot tall decorative masonry screen wall shall be installed along the west and south property lines. The wall shall include a decorative top and columns or pilasters.

C. Transparency

- i. Transparency Requirement — A minimum of 15% transparency shall be provided on all floors facing the street. Increased transparency shall be provided on the east and west elevations of Building A and the north and south elevations of Building B.
- ii. Light Transmittance — 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. Lighting Plan — A lighting plan that complies with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Final [Major] Review and approval prior to issuance of building permits.

4. Mechanical Equipment

- A. Venting & Exhaust—All venting exhaust shall be directed to the roof or the rear of each building.
- B. Transformers— Transformers shall not be located between a building and the adjacent street. Transformer areas shall be screened with landscaping and/or decorative, opaque fencing, up to 6-feet in height. Landscaping shall be a minimum of 36-inches tall at the time of planting.
- C. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. An interior screen wall for rooftop mechanical equipment may be required to provide additional screening at eye level.
- D. Backflow Preventer—Backflow preventor[s] shall be located so as to not be directly visible from and as far away as possible from the right-of-way and should be screened from view where necessary. They shall be clearly identified on the final utilities plan.
- E. Fencing—Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket, or architectural mesh. Chain link fencing is prohibited.
- F. Overhead Powerlines— Existing overhead powerlines on the development site shall be undergrounded during construction.
- G. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations in the Final ARB [Major] Review application.

5. 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.

Doug Metzger gave a PowerPoint presentation explaining the project to the Board. The Board thanked Mr. Metzger for his presentation.

Brian Kiraly and Tim Clemmons, the applicants, were present and addressed some of their concerns with the staff conditions in the staff report. The Board thanked Mr. Kiraly and Mr. Clemmons for their input. Mr. Metzger stated that staff would continue to work with the applicant to address their concerns.

The Board was overall pleased with the project, but discussion ensued on the following topics:

- The location of the external AC units and if it would be visible from the right-of-way.
- The balcony design and potential ways to break up the massing.
- The proposed screen wall design and the materials that will be used.
- The detailing on the end caps of the buildings visible from the right-of-way.
- The materials and color of the garage doors.
- Proposed signage for the property.
- The materials that will be used for the building.

NEW BUSINESS: None.

OTHER BUSINESS:

1. ARB Minor Reviews completed since the February ARB Meeting:
 - A. ARB2016-00010 – 225 E. Robinson Street – Landmark II – Monument Sign

OLD BUSINESS: NONE.

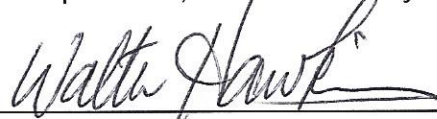
ADJOURNMENT: THE MEETING ADJOURNED AT 3:00 PM.

NEXT MEETING: THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, APRIL 21, 2016 AT 2:00 PM.

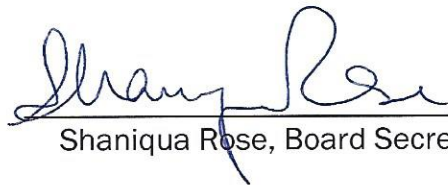
STAFF PRESENT:

David Bass, Assistant City Attorney
Walter Hawkins, Acting Executive Secretary
Doug Metzger, City Planning
Terrance Miller, City Planning
Shaniqua Rose, Board Secretary

Kenneth Pelham, City Planning
Richard Forbes, City Planning
Shannon Stegman, City Planning
Kevin Edmonds, Deputy Chief Administrative Officer



Walter Hawkins, Acting Executive Secretary



Shaniqua Rose, Board Secretary