



CVDRC STAFF REPORT

CREATIVE VILLAGE DESIGN REVIEW COMMITTEE

March 14, 2017

Case Number

LDC2017-00035

Applicant

Craig Ustler, Manager
Creative Village, LLC

Owner

City of Orlando

Requested Action

Request for approval of modifications and updates to the previously approved Creative Village Streetscape Design Guidelines.

Recommendation

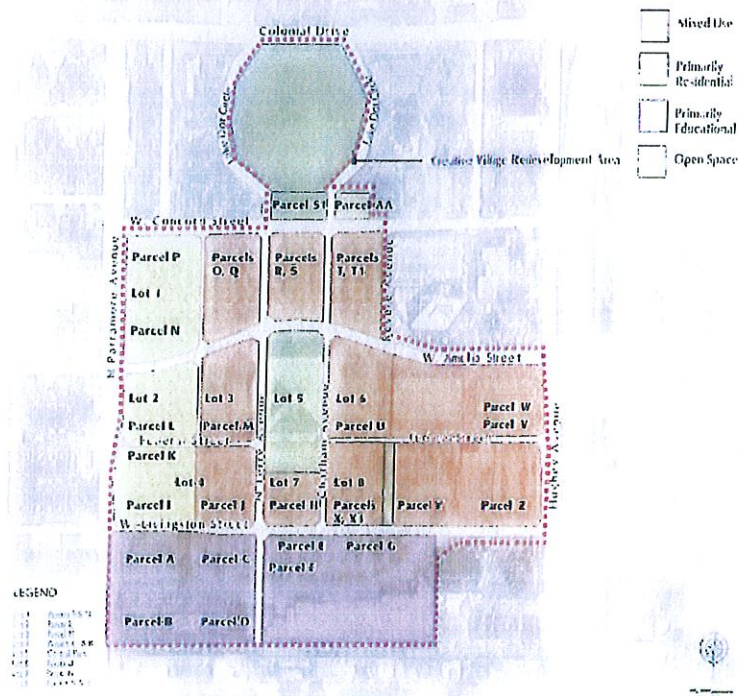
Approval, based on the conditions in the staff report

Project Planner

Doug Metzger, AICP, LMT

Updated: March 8, 2017

AGENDA ITEM 1 — CREATIVE VILLAGE STREETSCAPE DESIGN GUIDELINES AMENDMENT



Street Network

SUMMARY

Project Description

The Creative Village PD is located west of I-4, east of N. Parramore Avenue, south of W. Colonial Drive and north of the CSX rail corridor. This amendment to the Creative Village Streetscape Design Guidelines will effect the design, construction and appearance of every street in the project.

Project Background

- ARB2012-00010 — Appearance Review Board approval of the original streetscape design guidelines.
- ARB2013-00007 - The streetscape design guidelines were updated to include final material and furnishings specifications.

- ARB2015-00034—The streetscape design guidelines were amended in 2015 to reflect the streetscape conditions constructed with the Parramore BRT route, known as "The Creative Village Minimum Streetscape". The minimum streetscape includes installing only half the street trees, half the street furnishings and 5-feet of the required 10-foot pedestrian clear zone. The developer of parcels adjacent to minimum streetscape areas will be required to complete the streetscape adjacent to their development parcels.

PROJECT OVERVIEW

The Creative Village Streetscape Design Guidelines are intended to ensure superior streetscape and infrastructure design within the PD boundaries; to create a visual identity to the project as a whole; and to “foster civic pride and professionalism by improving the overall quality of life for Creative Village’s residents and visitors.” Each street is identified as a Primary, Secondary, or Tertiary corridor. The Standards include landscaping (street trees, planting, groundcover) and streetscape (street furniture, bike racks, tree grates, light fixtures) and hardscape (paver block, and pavement materials) details and selections. Where the project borders existing streets, the City Downtown Streetscape Standard treatments will be required, except on the Creative Village corners such as at the intersections of Amelia at Parramore and Hughey, and Livingston at Parramore and Hughey.

The Creative Village Streetscape Design Guidelines should be used for design guidance on all infrastructure and site development. Close coordination with the City during design development shall occur to address site specific conditions that may arise, and that may require slight deviations of the landscaping, streetscape, hardscape, or utilities within each project. Such deviations should be mentioned during the final SPMP review, or project review by the CVDRC. All reviews shall be made prior to a permit being issued.

CVDRC STAFF OVERVIEW

The Creative Village Streetscape Design Guidelines were originally approved by the Downtown Appearance Review Board [ARB] in 2012 and were amended in 2013 and 2015. This 2017 amendment is intended to update the streetscape guidelines to be consistent with the recently amended Creative Village PD Plan, the revised roadway network and with the streetscape that has already been constructed as part of the Lime Lymmo route. A Minimum Streetscape treatment was installed with the Lymmo Line. The 2015 design guidelines amendment defined what that Minimum Streetscape includes and what the developers of the parcels adjacent to a Minimum Streetscape installation will be required to install.

Staff continues to support the streetscape design guidelines as submitted and has only minor conditions and comments on the latest version.

CVDRC CONDITIONS OF APPROVAL

CVDRC Staff has reviewed the Applicant’s submittal documents and has the following conditions of approval:

1. **Page 3, last line**—Add “ARB2015-00034” to the last line.
2. **Page 31, Typical Planter Pot Detail** — Add a 3/4” irrigation sleeve with irrigation emitter to the drawing.
3. **Page 31, Deviation from Standards— Per The conditions of approval for ARB 2015-00034 please add the following language regarding the Creative Village Minimum Streetscape:**

In such case that a new street is constructed adjacent to property within the Creative Village PD boundary that has not yet received Master Plan approval as described within the Planned Development Ordinance, the Creative Village Minimum Streetscape (curb to property line) may be applied as approved by the City and the Master Developer, then documented through an ARB Minor Certificate of Appearance Review.

When development occurs on any street with the Minimum Streetscape or any other treatment (such as edge streets), each adjacent development is responsible for meeting the full streetscape guidelines for its parcel(s), compliant with the Creative Village Streetscape Guidelines, prior to a Certificate of Occupancy. Where the Creative Village Minimum Streetscape has been previously installed, each adjacent development is responsible for meeting the full streetscape treatment, including but not limited to remaining structural soils, pedestrian concrete sidewalk, sidewalk corner treatments, lighting, street trees, tree grates, and furnishings.

CVDRC CONDITIONS OF APPROVAL [CONT.]

The Creative Village Minimum Streetscape installation must meet all of the Creative Village Streetscape Guidelines, with allowable deviations as follows:

- All tree wells must be installed with structural soil and irrigation as specified, at 30 feet on center, as required. Every other tree must be installed along with the appropriate tree grates. Remaining tree wells must include structural soil and irrigation, as specified, but shall be planted with low-maintenance ground cover as an alternative.
- Pedestrian concrete sidewalk may be reduced to a minimum of 5 feet wide and must be installed adjacent to the furniture zone. The area beyond the 5 foot wide sidewalk, up to the property line, shall be sodded or planted with a low-maintenance ground cover if full sidewalk is not installed. Structural soils are not required to be installed as part of the minimum treatment within the area beyond the 5 foot sidewalk up to the property line.
- Not less than one-half the number of trash receptacles and bike racks (one of each per street corner) shall be installed as part of the Minimum Streetscape.
- Benches and planter pots may be eliminated entirely in the Minimum Streetscape installation, although irrigation to the planter locations must be installed and stubbed into a valve box at the proper locations.

4. **Final Document File** — The Creative Village Streetscape Design Guidelines document should be modified based on the conditions of approval. Once modified the applicant must provide CVDRC Staff with 2 hard copies and one PDF file of the approved document. The dates on the cover and interior pages should be changed to March 16, 2017 in the final document.
5. **Modifications** — Minor modifications to the approved Creative Village Streetscape Design Guidelines may be approved by the Planning Official and/or CVDRC Staff. Substantial modifications may require a return to the CVDRC for review and approval.
6. **Permit Approvals** — CVDRC approval does not grant permission to construct or install. All necessary permits must be obtained prior to commencement of construction activities.



STREETSCAPE PHOTOS



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