

MEETING
INFORMATION

MINUTES • AUGUST 17, 2017

Location

Sustainability Conf. Rm.
2nd Floor, City Hall
One City Commons
400 South Orange
Avenue

Time

2:00 p.m.

Board Members Present:

Justin Ramb, Chair

Fulvio Romano, Vice
Chair

Patrick Panza

Daniel Gordon

Margaret Brock

Absent:

John Paul Weesner

OPENING SESSION

- Chair, Justin Ramb. called the meeting to order at 2:03 p.m
- Ashley Edwards, Recording Secretary, conducted the Roll Call and determination of a quorum was confirmed.
- Chair, Justin Ramb read the Welcome, General Rules of Order and the Appeals process.

NEW BUSINESS

- NONE.

MINUTES

Daniel Gordon moved to approve the July 20, 2017 ARB Meeting Minutes. The motion was seconded by Margaret Brock. The motion carried 5-0.

CONSENT AGENDA:**1. 105 E. Robinson St.**

Owner/Applicant:	Insight Credit Union/ Theresa Northup
Location:	105 E. Robinson St.
District:	5
Project Planner:	Doug Metzger

ARB2017-10006	Request for a Major Certificate of Appearance Approval for the installation of channel letters on building fascia that reads "Insight Credit Union".
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Recommended Action: the following conditions:	Staff recommends APPROVAL of the request with
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1. The final design and construction must be in strict compliance with the proposed design, except where potentially required as follows: dimensions of the parapet wall must be provided with the building permit application, to ensure that the wall space is adequate for the dimensions of the current sign design. Adjustment of size may be required at that time. Any other changes must be requested in writing and significant changes will require a new ARB approval.
2. Approval is for this sign only, and does not include any other signs.
3. Individual letters must be individually mounted as shown; a connecting raceway will not be allowed.
4. ARB approval does not constitute a building permit; any and all relevant permits must be acquired prior to installation.

Daniel Gordon moved and Patrick Panza seconded a motion to approve the consent agenda. The motion carried 5-0

REGULAR AGENDA

1. 532 W. Church St.

Owner/Applicant: Patrick Fore
 Location: 532 W. Church St.
 District: 5
 Project Planner: Doug Metzger

ARB2017-00028

Request for a Major Certificate of Appearance Approval for the substantial improvement of the property including a building addition, façade and canopy renovation, outdoor dining area and parking area improvements.

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

1. **Limits of Approval**—This ARB approval is limited to the 532 W. Church Street proposed façade and building improvements, the proposed building addition, the outdoor dining area owned by the CRA, the parking area owned by the City of Orlando and the access improvements located on the Royal Palm Elks Lodge property. This approval does not cover any proposed improvements outside the above areas.
2. **Rehabilitation Standards**—Because the building is a contributing structure to the Holden-Parramore National Register Historic District all rehabilitation work must be done in accordance with all applicable U.S. Secretary of the Interior's "Standards for Rehabilitation" as follows:
 - A. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
 - B. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
 - C. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
 - D. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
 - E. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
 - F. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that could damage the historic building materials shall be discouraged.
- H. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
- I. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or immediate environment.
- J. Contemporary design for new construction shall not be discouraged when such new construction is compatible with the size, scale, color, material, and character of the property, neighborhood or immediate environment.
- K. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

3. Façade Renovations and Improvements

- A. Building Colors—Proposed building colors are approved as submitted.
- B. Cornice—The proposed cornice obscures the historic architecture of the parapet and is not approved. The existing parapet design must be preserved and stabilized.
- C. Paint Removal—ARB staff supports rehabilitating the front façade to the original brick, but does not support the use of sandblasting. The applicant should utilize a less structurally invasive technique such as “stick and peel” or Drummond Smart Strip.
- D. Outdoor Dining Area—The surface of the outdoor dining area must be Lawrenceville brick to match the brick in the adjacent streetscape.
- E. Outdoor Dining Area Canopy and Pergola—The profile and material of the outdoor dining area canopy and pergola must match the material and profile of the Church Street canopy.
- F. Storefront System—The front entry doors on Church Street must be recessed, similar to the adjacent tenant space, so that the entry doors do open directly into the limited pedestrian clear zone of the streetscape.
- G. Exterior Doors—A minimum 4”x6” security view panel shall be provided in all pedestrian accessible exterior doors, including emergency exit doors, to provide visibility and security for pedestrians exiting the building.

4. Site Improvements

- A. Elks Access Drive— The concrete elks access drive is acceptable as submitted. Non-concrete areas need to be 57 stone.
- B. Parking and Rear Yard—the parking area and rear yard must be surfaced with 57 stone per City engineering standards.
- C. Parking Stop Bars—The parking space stop bar must be concrete and painted yellow to ensure day and night time visibility. The bars must be anchored in place with a re-bar rod a minimum of 24-inches in length.
- D. Dumpster Enclosure—The dumpster enclosure must be concrete block with a smooth stucco finish on the exterior to match the existing building finish. The top of the dumpster enclosure must include a cap or decorative band that simulates the top of the existing building parapet. Landscaping, must include a hedge a minimum of 36-inches tall at the time of planting and maintained at a minimum height of 48-inches on both the north and south sides of the enclosure. The landscaping on the north side of the enclosure must also include understory trees to reduce views of the enclosure from the street.
- E. Streetwall—a 36-inch tall opaque street wall must be construct from the western side of the building to the Elks Lodge entry drive, including a break for the ADA parking space pedestrian connection to the streetscape.
- F. Perimeter Fence—the rear yard perimeter fence must be black vinyl-coated chain link fence a maximum of 8-feet tall with a top and bottom rail. All posts, rails and fixtures must also be black.
- G. Streetscape—Any damage to the Church Street streetscape during construction or rehabilitation activities must be repaired prior to issuance of a Certificate of Occupancy for The District tenant space by the applicant or contractor.

5. Lighting

- A. Parking Area Lighting—Lighting must be provided for the side and rear parking areas. The light fixtures must be shielded and comply with the City lighting ordinance. The maximum foot candles [f.c.] at the property line must be zero f.c. per city code.
- B. All exterior lighting and fixtures will be reviewed by ARB Staff during the building permit process. All exterior lighting must comply with the City lighting code and a photometric plan must be included in the permit documents.

6. 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 should be screened from view as necessary. They shall be clearly identified on the final utilities plan.
- E. Electric Meters and Switch Boxes — Electric meters and switch boxes mounted to exterior walls shall not be located on street facing facades.

7. Signage and Murals

- A. ARB Approval—All exterior signage and murals must be submitted for an ARB Minor Review prior to submittal of sign permits.
- B. Projecting Blade Sign—The projecting blade sign on the Church Street façade should be relocated to the space between the two eastern stucco panels on the Church Street façade. The sign may project no more than 4-feet from the front façade and not extend above the top of the parapet.
- C. Murals—Proposed murals must be hand painted by an artist and must comply with the City mural guidelines and policies.

8. ARB Approval

- A. Permits—ARB approval does not grant permission to construct or install improvements. All applicable permits must be obtained prior to commence of demolition and/or construction activities.
- B. Modifications to the approved ARB plans must be submitted to ARB staff for review and approval. Significant modifications may require additional approval by the Appearance Review Board.

The ARB members approved ARB2017-00028, The District, at 532 W. Church St. at the July 2017 meeting. As part of the motion to approve the project at that time, it was moved that details of the outdoor dining area on the east side of the restaurant be brought back for further review by the ARB members.

The August 2017 Addendum to the ARB Staff Report contains the information requested by the board members. Also contained in the addendum are updates of the building elevations that have removed the proposed crown molding on the exterior of the building which was not approved by the ARB. The facades have been returned to their original configuration and design.

Based on the information in the addendum, ARB staff believes the applicant has met the requirements set forth by the ARB members at the July 2017 ARB meeting. ARB staff is recommending approval of the items in the addendum as submitted, with no additional conditions.

Daniel Gordon moved and Patrick Panza seconded a motion to approve based on staff conditions. The motion carried 5-0

2. 642 W. Church St.

Owner/Applicant:	Randy Bumbalough
Location:	642 W. Church St.
District:	5
Project Planner:	Doug Metzger

ARB2017-10008	Request for a Major Certificate of Appearance Approval interior alterations, installation of new windows, paint and new pergola to the rear to securely contain equipment and have a shaded porch for the bar.
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Recommended Action:	Staff recommends APPROVAL of the request with the following conditions:
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1. Streetscape:

- A. Building Entries—Doorways must not swing open into the streetscape zone. Building entries should be recessed into the façade so that ingress, egress and entry doors does not conflict or open directly into the pedestrian clear zone.
- B. Sidewalk Cafés—A Sidewalk cafe may be permitted to extend into the 15-foot streetscape zone in front of the S. Rosalind retail/restaurant space. The sidewalk café must meet the requirements in the Land Development Code [LDC], including the preservation of a 5-foot pedestrian clear zone adjacent to the furniture zone. Layout and design of any proposed outdoor dining area or sidewalk café must be included in the ARB Final submittal.

2. Architecture

A. Design Intent:

- i. ARB staff supports the design concepts for the restoration and exterior improvements of this building and site in the Parramore Heritage National Register Historic District.
- ii. The design and improvements proposed for this building will have a positive impact on the surrounding area.

B. Rear Porch Addition—The rear porch addition is approved as submitted. Permit plans will be reviewed by ARB staff for consistency with the ARB approval.

C. Water Table: Every effort should be made to restore or comparably replace the tile water table base on the north and west facades of the building. Alternative treatments of this area will require ARB staff approval.

D. Storefront System: The storefront system for the entire building must be the same and may not be varied for individual tenant spaces. A folding storefront system and not roll-up doors must utilized in the large open areas of the storefront.

E. Streetwall—The streetwall that screens the parking area must be opaque, no more than 36-inches tall and must be architecturally integrated with the building design.

F. Landscape and Hardscape—ARB staff will review final landscape and hardscape plans, including paving and striping plans for the parking area during the permit review process.

G. Transparency:

- i. The ground floor building walls facing all streets must contain a minimum of 15% transparent materials.
- ii. All glass at the ground level must be clear with a minimum light transmittance of 80%. High performance or Low-e glass may be considered as an alternative with a minimum transmittance of 60%.
- iii. No windows must 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. Site Lighting

- A. A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.], including photometrics and all proposed exterior lighting fixtures, must be submitted for ARB Final Review and approval prior to submittal of vertical building permits.
- B. The lighting plan must include security level lighting for the parking area.

4. Mechanical Equipment

- A. Rooftop Mechanical Equipment — Rooftop mechanical equipment must be screened to the height of the mechanical equipment with parapets, louvered panels or perforated metal screen walls.
- B. Venting & Exhaust—All potential restaurant venting and exhaust must be directed to the roof of the building or parking garage, and must not be visible from the public right-of-way. Restaurant venting is not permitted on any façade of the building, nor is it permitted to vent over or towards pedestrian areas. All other venting and exhaust for mechanical and other utilities must be integrated with the building design so as to be seamless with the overall architecture of the building. Venting and louver panels must be painted to match the surrounding façade area.
- C. Transformer—Transformers must be screened on three sides with a hedge that is 36-inches tall at the time of planting .
- D. Backflow Preventer—Backflow preventer[s] must be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. They must be clearly identified on the final utilities plan in the Final ARB submittal. Backflow preventers may also be incorporated into the interior of the parking garage.
- E. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket or welded wire. Chain link fencing is prohibited.

5. **Signage**—All signage must be approved by a separate ARB application prior to submittal of building permits. Based on chapter 64 of the Land Development code the site is entitled to 190 s.f. of sign copy area.

6. ARB Approval

- A. Permits—ARB approval does not grant permission to construct or install improvements. All applicable permits must be obtained prior to commence of demolition and/or construction activities.
- B. Modifications to the approved ARB plans must be submitted to ARB staff for review and approval. Significant modifications may require additional approval by the Appearance Review Board.

Doug Metzger gave a Power Point presentation giving a brief overview of the project and highlighting the conditions of approval.

A Board discussion ensued regarding the patio area.

Patrick Panza moved and Fulvio Romano seconded a motion to approve based on staff conditions and subject to an additional condition that the patio enclosure, rear and front facade details be reviewed at the September 21, 2017 ARB meeting. The motion carried 5-0.

3. 170 E. Washington St.

Owner/Applicant: Jason Searl
 Location: 170 E. Washington St.
 District: 5
 Project Planner: Doug Metzger

ARB2017-10009 Courtesy Review for a new 155 room Cambria hotel and Suites at the corner of Washington and Rosalind Avenue with the first floor indoor and outdoor food and beverage, and other activated street-side uses and parking.

Recommended Action: Courtesy Review, no action required.

1. ARB Final Review—Prior to submittal for vertical building permits the project must be submitted for an ARB Final Review and 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 elevation and color perspective renderings also need to be provided with the final review submittal.

2. Streetscape

A. Streetscape Design Guidelines:

- i. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines and the conditions in this staff report.
- ii. Maintenance Agreement—The applicant must enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape zone and any proposed outdoor dining areas inside of the right-of-way.
- iii. City Services Easement—A city services easement must 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. Structural Soil – To minimize root damage to adjacent pavement areas structural soil, or a Planning Official approved equivalent, must be installed around all canopy street trees, consistent with Detail 3.4-O and 3.4-P of the Downtown Orlando Streetscape Guidelines.
- ii. Street Lights – Double acorn LED streetlights consistent with the Downtown Streetscape Design Guidelines must be used on S. Rosalind Ave. and E. Washington St., and spaced based on OUC lighting requirements.
- iii. Corner Treatments—Intersection corner treatments at S. Rosalind Ave. and E. Washington St. must be Lawrenceville brick and installed with a 6-inch thick concrete sub-base for the first 6-feet from back of curb, transitioning to 4-inches to the outward edge of the 15-foot streetscape zone. Corner treatments must provide two directional pedestrian ramps at each corner perpendicular to the centerline of the roadway they crossing.
- iv. Materials—Materials in the streetscape must be those approved in the Downtown Streetscape Design Guidelines. Specialty pavers and furniture other than those in the streetscape design guidelines are not permitted in the 15-foot streetscape zone.
- v. Valve and Junction Boxes—All at grade junction, valve and control boxes in the 15-foot streetscape zone must be traffic bearing grade boxes and lids.
- vi. Building Entries—Doorways must not swing open into 15-foot streetscape zone. Building entries should be recessed into the façade so that ingress, egress and entry doors do not conflict or open directly into the pedestrian clear zone.
- vii. Curb Cuts—All existing curb cuts must be removed and the streetscape and curbing restored during construction.

- viii. Landscape and Hardscape Plans— Detailed landscape and hardscape plans must be submitted with the ARB Final Review application and must be approved prior to issuance of building permits.

C. E. Washington Street:

- i. Width—The streetscape width on E. Washington St. must 15-feet from back-of-curb. The furniture zone must be a minimum of 6-feet along the entire project frontage. The concrete sub-base in the furniture zone must be 6-inches thick. The pedestrian clear zone must be a minimum of 9-feet in width.
- ii. Treatment —The existing E. Washington streetscape matches the materials, but none of the standard streetscape treatments in the Design Guidelines. The new streetscape must be designed to match the existing streetscape treatment with Lawrenceville brick as the primary surface from the back-of-curb, with a 24" concrete window pane to match the spacing across the street, and a 12-inch concrete band on the interior edge of the streetscape zone.
- iii. Pedestrian Crossings—Pedestrian crossings at the garage entries must be raised to be at the same grade as the sidewalk adjacent to the driveway. The Lawrenceville brick must be continuous across the driveway. The grade transition from street grade to sidewalk grade must occur in the 6-foot furniture zone. The driveway ramp may be concrete.
- iv. Street Trees—Street tree wells must be 6-feet by 9-feet, the use of tree grates is optional. The street trees on E. Washington St. must be Sylvester palms to match the street trees on the north side of the street.
- v. Loading Zone—The location of any proposed loading zone and it's operation will require approval by the Transportation Engineering Division; however a minimum 9-foot pedestrian clear zone must be maintained adjacent to any proposed loading zone. The pavement surface of the loading zone must be Lawrenceville brick.

D. S. Rosalind Avenue:

- i. Width—The minimum streetscape width on S. Rosalind Ave. must be 15-feet from the back-of-curb. The furniture zone must be a minimum of 6-feet along the entire project frontage. The pedestrian clear zone must be a minimum of 9-feet in width. The sub-base in the furniture zone must be a minimum 6-inch thick concrete transitioning to a 4-inch thick concrete sidewalk in the pedestrian clear zone.
- ii. Treatment —The S. Rosalind Ave. streetscape must include hex pavers in the furniture zone and concrete sidewalk panels, with a 2" troweled edge and a medium broom finish in the pedestrian clear zone.
- iii. Street Tree Wells—Street tree wells along S. Rosalind must be 6-feet by 9-feet. The use of tree grates is optional. The street trees on S. Rosalind must be high-rise live oak trees.
- iv. Sidewalk Café—A Sidewalk cafe may be permitted to extend into the 15-foot streetscape zone in front of the S. Rosalind retail/restaurant space. The sidewalk café must meet the requirements in the Land Development Code [LDC], including the preservation of a 5-foot pedestrian clear zone adjacent to the furniture zone. Layout and design of any proposed outdoor dining area or sidewalk café must be included in the ARB Final submittal.

3. Architecture

A. Design Intent:

- i. ARB and City Staff is very excited about the design and architecture of the Cambria Hotel project, as presented in this submittal package. The proposed project is located at a major intersection in the core of the Downtown district and is adjacent to one of the most active areas of Downtown Orlando—Lake Eola Park. The proposed design will be a fresh and exciting addition to the downtown core.
- ii. The contemporary design and architecture of this building will have a positive impact on the downtown skyline and will activate the street on the ground level.
- iii. Color elevations and perspective renderings must be included in the Final ARB submittal.

- B. Skyline Architecture—The skyline architecture of the building is distinctive and integrates well with the rest of the building. As the design process continues, emphasis should be placed on an architectural lighting plan of the skyline that will make the Cambria Hotel a distinct addition to the night-time skyline. Final architectural lighting plans must be submitted for approval with the Final ARB submittal.

C. South Façade:

- i. Balcony Addition—The south façade will be highly visible behind the lower height of the adjacent Historic Greek Orthodox Church. It is recommended by that the "Winter Mist "balcony detail on the north façade of the hotel be incorporated into the top two floors of the south façade.
- ii. Wall Fenestration — There is a large area of blank wall on the eastern end of the south façade. While the detailing of this area provides a simple background that does not overwhelm the historic church next door, ARB staff recommends that additional angular score lines that compliment the garage screening on the north façade be incorporated into this area of the south façade.

D. West Façade:

- i. Wall Fenestration — The west façade of the building faces the existing AT&T. It is anticipated that the AT&T building site will eventually be redeveloped. The architectural treatment of the west façade lacks fenestration. It is recommended by ARB staff that additional angular score lines that compliment the garage screening on the north façade be incorporated into the west façade.

E. Transparency:

- i. The ground floor building walls facing all streets must contain a minimum of 30% transparent materials. A minimum of 15% transparency must be provided on all floors facing the street above the ground level.
- ii. All glass at the ground level must be clear with a minimum light transmittance of 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%.
- iii. No windows must 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.

4. Lighting

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

5. Mechanical Equipment

- A. Rooftop Mechanical Equipment — Rooftop mechanical equipment must be screened to the height of the mechanical equipment with parapets, louvered panels or perforated metal screen walls.
- B. Venting & Exhaust—All potential restaurant venting and exhaust must be directed to the roof of the building or parking garage, and must not be visible from the public right-of-way. Restaurant venting is not permitted on any façade of the building, nor is it permitted to vent over or towards pedestrian areas. All other venting and exhaust for mechanical and other utilities must be integrated with the building design so as to be seamless with the overall architecture of the building. Venting and louver panels must be painted to match the surrounding façade area.
- C. Transformer—Transformers must be screened with decorative, opaque walls and gates up to 6-feet in height or they must be located inside of the parking garage.
- D. Backflow Preventer—Backflow preventor[s] must be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. They must be clearly identified on the final utilities plan in the Final ARB submittal. Backflow preventers may also be incorporated into the interior of the parking garage.
- E. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket or welded wire. Chain link fencing is prohibited.
- F. Final Elevations—The location and configuration of all exterior venting and mechanical equipment must be depicted on the building elevations in the Final ARB submittal. The ARB final submittal must also include a rooftop plan that depicts any proposed rooftop equipment and proposed screening equipment.

- 6. Signage—Ideally, all proposed exterior project signage should be included in the Final ARB submittal. If not included in the final submittal, then the project signage package must be submitted for an ARB Major approval prior to submittal of sign permits.

7. Telecommunications Equipment Screening

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

8. Model

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

Doug Metzger gave a PowerPoint presentation highlighting the aspects of the project and the ARB staff comments.

A Board discussion ensued regarding the pedestrian safety along Washington Street and the treatment of the interior of the motor court.. The Board thanked Mr. Metzger for his presentation

4. 333 N. Rosalind

Owner/Applicant:	Brooks Stickler
Location:	333 N. Rosalind
District:	5
Project Planner:	Doug Metzger

ARB2017-00022

Courtesy Review for a 13-story, 389 multi-family unit building with a 452-space parking garage, associated amenities and 14,000s.f. of ground floor retail.

Recommended Action:

Courtesy review, no action required.

1. **ARB Final Review**—Prior to submittal for building permits the project must be submitted for and ARB final Review and approval prior to submittal of building permit for vertical construction. 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 elevation and color perspective
2. **Streetscape**
 - A. **Streetscape Design Guidelines:**
 - i. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines and the conditions in this staff report.
 - ii. **Maintenance Agreement**—The applicant must enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape zone and any proposed outdoor dining areas inside of the right-of-way.
 - iii. **City Services Easement**—A city services easement must 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. **Structural Soil** – To minimize root damage to adjacent pavement areas structural soil, or a Planning Official approved equivalent, must be installed around all canopy street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Orlando Streetscape Guidelines.
 - ii. **Street Lights** – Double acorn LED streetlights consistent with the Downtown Streetscape Design Guidelines must be used on N. Rosalind Ave., E Livingston St. and Ridgewood Ave. They will be spaced based on OUC lighting requirements.
 - iii. **Corner Treatments**—Intersection corner treatments at N. Rosalind Ave and E. Livingston St. and Ridgewood Ave. must be Lawrenceville brick and installed with a 6-inch thick concrete sub-base for the first 6-feet from back of curb transitioning to 4-inches to the outward edge of the 15-foot streetscape zone. Corner treatments must provide two directional pedestrian ramps at each corner perpendicular to the centerline of the roadway they are crossing.
 - iv. **Corner Clip**—A 10-foot corner clip must be provided at the intersection of N. Rosalind Ave. and E. Livingston St. in order to move the existing traffic signal pole outside of the pedestrian clear zone.
 - v. **Materials**—Materials in the streetscape must be those approved in the Downtown Streetscape Design Guidelines. Specialty pavers and furniture other than those in the streetscape design guidelines are not permitted in the required streetscape zone.
 - vi. **Valve and Junction Boxes**—All at grade junction, valve and control boxes in the required streetscape zone must be traffic bearing grade boxes and lids.
 - vii. **Building Entries**—Doorways must not swing open into the required streetscape zone. Building entries should be recessed into the façade so that ingress, egress and entry doors do not conflict or open directly into the pedestrian clear zone.
 - viii. **Curbing and Curb Cuts**—All existing curb cuts must be removed and the streetscape and the curbing along the entire project frontage restored during construction. All curbing in the ROW must be Type A curb and gutter per the LDC.
 - ix. **Landscape and Hardscape Plans**— Detailed landscape and hardscape plans must be submitted with the ARB Final Review application and must be approved prior to issuance of building permits.
 - C. **E. Livingston Street:**
 - i. **Width**—The minimum streetscape width on E. Livingston St. must be a minimum of 13-feet from back-of-curb. The furniture zone must be a minimum of 6-feet along the entire project frontage. The concrete sub-base in the furniture zone must be 6-inches thick. The pedestrian clear zone must be a minimum of 9-feet in width.
 - ii. **Treatment 2** —The streetscape treatment on E. Livingston St. must match Treatment 2 of the Streetscape Design Guidelines. The furniture zone must be 6-feet wide with hex pavers. The pedestrian clear zone must be a minimum of 7-feet wide and must have a Lawrenceville brick window pane with concrete sidewalk cells. The sidewalk calls must have a 2-inch troweled edge with a medium broom finish. The broom finish must be perpendicular to the centerline of the street. On-street parking on E. Livingston must be retained.
 - iii. **Pedestrian Crossing**— The pedestrian crossing at the garage entry must be raised to be at the same grade as the sidewalk adjacent to the driveway with a continuous Lawrenceville brick crosswalk. The grade transition from street grade to sidewalk grade must occur in the 6-foot furniture zone. The driveway ramp may be concrete.
 - iv. **Street Trees**—Street tree wells must be 6-feet by 9-feet, the use of tree grates is optional. The street trees on E. Livingston St. must be high rise live oak trees.
 - D. **N. Rosalind Avenue:**

- i. Width—The minimum streetscape width on N. Rosalind Ave. must be a minimum of 15-feet from the back-of-curb. The furniture zone must be a minimum of 6-feet along the entire project frontage. The pedestrian clear zone must be a minimum of 9-feet in width. The sub-base in the furniture zone must be a minimum of 6-inch thick concrete transitioning to a 4-inch thick concrete sidewalk in the pedestrian clear zone.
 - ii. Treatment 2 —The streetscape treatment on N. Rosalind Ave. must match Treatment 2 of the Streetscape Design Guidelines. The furniture zone must be 6-feet wide with hex pavers. The pedestrian clear zone must be a minimum of 9-feet wide and must have a Lawrenceville brick window pane with concrete sidewalk cells. The sidewalk calls must have a 2-inch troweled edge with a medium broom finish. The broom finish must be perpendicular to the centerline of the street.
 - iii. Street Tree Wells—Street tree wells must be 6-feet by 9-feet, the use of tree grates is optional. The street trees on N. Rosalind Ave. must be high rise live oak trees.
- Sidewalk Café—A Sidewalk cafe may be permitted to extend into the 15-foot streetscape zone in front of the N. Rosalind retail/restaurant space. The sidewalk café must meet the requirements in the Land Development Code i. [LDC] including the preservation of a 5-foot pedestrian clear zone adjacent to the furniture zone. Layout and design of any proposed outdoor dining area or sidewalk café must be included in the ARB Final submittal.

E. Ridgewood Avenue:

- i. Width—The minimum streetscape width on Ridgewood Ave. must be 13-feet from the back-of-curb. The furniture zone must be a minimum of 6-feet along the entire project frontage. The pedestrian clear zone must be a minimum of 7-feet in width. The sub-base in the furniture zone must be a minimum of 6-inch thick concrete transitioning to a 4-inch thick concrete sidewalk in the pedestrian clear zone.
- ii. Treatment 4 —The streetscape treatment on Ridgewood Ave. must be Treatment 4 with concrete sidewalk cells from the back-of-curb to the interior edge of the sidewalk. The sidewalk calls must have a 2-inch troweled edge with a medium broom finish. The broom finish must be perpendicular to the centerline of the street.
- iii. Street Tree Wells—Street tree wells must be 6-feet by 9-feet, the use of tree grates is optional. The street trees on Ridgewood Ave. must be high rise live oak trees.

3. Architecture

A. Design Intent:

- i. ARB staff does support the development of the Rosalind & Livingston project even though staff is not satisfied with project design at this early Courtesy Review level. ARB staff still deeply believes and desires to continue to work with the development team in order to advance the building design and to help deliver a distinctive project that will enhance both the Orlando skyline and life at the street level.
- ii. The transition from the project to the east is critical and the abrupt change from the 13 stories of the Rosalind & Livingston project to its two and three and four-story neighbors is too abrupt, sheer and disruptive to the character and density levels to the east. This project needs to transition down to the adjacent neighborhood like the way developments in the South Eola Neighborhood transitions down to the lower density development along Summerlin Avenue.
- iii. The project is proposing a potentially wonderful plaza space, full of art and lined with retail that will activate the space. The project will also bring even more residents to Downtown, too. However, further development of a distinctive, detailed and unique architectural language that is worthy of such a prime location is needed.
- iv. Color elevations and perspective rendering must be included in the Final ARB submittal.

B. Eastern Transition – The transition between the Rosalind & Livingston project to the lower density neighborhoods to the east needs to be addressed, especially along E. Livingston. The sheer drop from 13 stories to the 2 and 3 stories of the adjacent development and architecture on the eastern edge of the site is not an appropriate transition as identified and defined in the Downtown Design Guidelines, PD district goals and objectives and the approval criteria for a density bonus.

C. Skyline Architecture – At 13-stories this building will rise above the existing tree canopy and be highly visible from key points in Downtown Orlando including Lake Eola Park and other areas in all directions. Additional attention needs to be paid to the skyline architecture so the Rosalind & Livingston building is unique and easily identifiable in the Downtown skyline during the day and night.

D. Rosalind Vista Terminus – The proposed south façade treatment that terminates the long vista to the north on Rosalind Avenue needs additional detailing and the addition of a distinctive treatment that will make this façade a memorable terminus. The lack of transparency, the monochromatic use of both color and material and the intrusion of the parking garage façade that is not architecturally integrated with the building facade distracts and minimizes the significance of this critical terminus.

E. Rosalind and Livingston Intersection – The architectural treatment of the west façade at the corner of Rosalind and Livingston needs additional detailing such as the introduction of a new material on the brown stucco bands that rise from the ground to the roof of the building. A distinctive and detailed building entry also needs to be incorporated into this façade as well.

F. The Parking Garage – The parking garage facades on both Ridgewood and Livingston appear forced into the residential façade design. Additional efforts to architecturally integrate the garage façade with residential façade need to be made. Additionally, per Sec. 65.502 outside of the City Center Subdistrict, a landscaped pedestrian-oriented setback of at least 20 feet must be required for all parking garages fronting on Pedestrian Streets. However, the setback may not be required for any portion of the

parking garage frontage which incorporates ground floor active uses other than parking. The parking garage setback on Livingston is 14-feet from the property line and the garage setback on Ridgewood is only 4-feet from the property line. This does not meet the LDC requirements.

G. Transparency

- i. The ground floor building walls facing all streets must contain a minimum of 30% transparent materials. A minimum of 15% transparency must be provided on all floors facing the street above the ground level.
- ii. All glass at the ground level must be clear with a minimum light transmittance of 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%.
- iii. No windows must 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.

4. Lighting

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

5. Mechanical Equipment

- A. Rooftop Mechanical Equipment — Rooftop mechanical equipment must be screened to the height of the mechanical equipment with parapets, louvered panels or perforated metal screen walls.
- B. Venting & Exhaust—All potential restaurant venting and exhaust must be directed to the roof of the building or parking garage and must not be visible from the public right-of-way. Restaurant venting is not permitted on any façade of the building nor is it permitted to vent over or towards pedestrian areas. All other venting and exhaust for mechanical and other utilities must be integrated with the building design so as to be seamless with the overall architecture of the building. Venting and louver panels must be painted to match the surrounding façade area.
- C. Transformer—Transformers be screened with decorative, opaque walls and gates up to 6-feet in height or they must be located inside of the parking garage.
- D. Backflow Preventer—The proposed backflow preventer [BFP] location is too close to the Rosalind/Ridgewood intersection and is not acceptable. The BFP must be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. ARB Staff's preferred location is in the 20-foot buffer yard on the east side of the parking garage. The BFP must be clearly identified on the final utilities plan in the Final ARB submittal. Backflow preventers may also be incorporated into the interior of the parking garage.
- E. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket or welded wire. Chain link fencing is prohibited.
- F. Final Elevations—The location and configuration of all exterior venting and mechanical equipment must be depicted on the building elevations in the Final ARB submittal. The ARB final submittal must also include a rooftop plans that depicts any proposed rooftop equipment and proposed screening equipment.

6. Signage

- A. Master Sign Plan—A Master Sign Plan [MSP] for the building, including both low-rise and high-rise signage must be submitted for a separate ARB Major approval prior to the issuance of a Certificate of Occupancy. The MSP shall clearly show how signage will be allocated throughout the project including the type, style, location, and sign area.
- B. The project site is outside of the Downtown Special Sign District.
- C. High-Rise signs—Two high rise are allowed per Sec. 64.246, but they must be identical in size and contact and will require a Conditional Use Permit because of the projects proximity to residentially zoned districts. The inclusion of high-rise signs will also reduce the total sign allowance for low rise signage by 50%

7. Telecommunications Equipment Screening

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

8. Model

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

Doug Metzger gave a PowerPoint presentation highlighting the aspects of the project ARB staff comments. The Board thanked Mr. Metzger for his presentation

OTHER BUSINESS

A. ARB Minor Reviews completed since the July ARB Meeting:

1. 101 Lake Avenue – Installation of public art sculpture piece.
2. 131 N. Orange Ave – Addition of sidewalk café.
3. 400 N. Orange Ave – Addition of public space recycling.

B. Creative Village Development Review Committee Projects for Approval:

1. No cases for the July CVDRRC, the monthly meeting was cancelled.

OLD BUSINESS: None

DATE OF NEXT MEETING

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, SEPTEMBER 21, 2017 AT 2:00 PM.

ADJOURNMENT

There being no further business to come before the Appearance Review Board, Chairman Justin Ramb adjourned the meeting at approximately 3:40 p.m.

STAFF PRESENT

Sarah Taitt, Assistant City Attorney II
Walter Hawkins, Director of Urban Development
Doug Metzger, City Planning
Christel Brooks, Administrative Specialist
Ashley Edwards, Board Secretary
Jason Burton, Chief Planner
Richard Forbes, Senior Planner
Shannon Stegman, Project Manager I
Christopher DeLoatche, Planning Technician
Jacques Colon, Planner I
Kathleen Magruder, Planner II
Terrance Miller, Planner II
Kenneth Pelham, Planner III



Thomas Chatmon Jr., Executive Secretary



Ashley Edwards, Recording Secretary