

MEETING INFORMATION

MINUTES

MARCH 21, 2019

Location

400 South Orange Avenue
City Hall 2nd Floor
Veterans Conference Room

Time

2:00 p.m.

Board Members Present:

John Paul Weesner, Chair

Patrick Panza, Vice-Chair

Fulvio Romano

Daniel Gordon

Michael Mulhall

Jeffrey Arms

Board Member Absent:

Margaret Brock

OPENING SESSION

John Paul Weesner, Board Chair, called the meeting to order at 2:04 p.m. Shaniqua Rose conducted the Roll Call and determination of a quorum was confirmed.

PUBLIC COMMENTS: NONE**NEW BUSINESS: NONE****MINUTES:**

Fulvio Romano moved to approve the February 21, 2019 ARB Meeting Minutes. The motion was seconded by Patrick Panza. The motion carried 6-0.

CONSENT AGENDA:**1.701 W. Livingston Street – OCPS Academic Center for Excellence (ACE)**

Owner/Applicant: Orange County School Board/Jamie Boerger

Location: 701 W. Livingston Street

District: 5

Project Planner: Terrance Miller

ARB2019-10005 – Request for a Major Certificate of Appearance Approval for High Rise Signs on the gymnasium and parking garage.

Recommended Action: ARB Staff has reviewed OCPS Academic Center for Excellence at 701 W. Livingston Street and recommends approval with the following conditions:

1. Proposed signs must be identical in color, texture and font to the existing signs permitted on the building.
2. The lion sign logo must be a cut out of the lion shape, excluding the white background.

3. Sign located on the west façade is proposed to span behind a roof ladder therefore, blocking portions of the letters on the sign. It is recommended, the sign is stacked with a maximum of two rows of letters centered on the wall, and as a result the sign will not conflict with the ladder.

4. Sign located on the north elevation is proposed to span across existing rain leaders. As mentioned above, it is recommended, the sign is stacked with a maximum of two rows of letters centered on the wall.

5. Applicant must follow all conditions in Conditional Use Permit staff report [CUP]

6. The Master Sign Plan maybe amended as needed from time to time through an ARB Minor Review.

7. Window signs are permitted sign types if the sign area and location are identified in the Master Sign Plan. Window signs require a sign permit and will be reviewed by ARB staff during the sign permit process. In no instance may a window sign cover more than 25% of a window area. Additionally, window sign area may not be combined in a way that completely covers any individual window bay or section of windows.

8. Written detail specifications for approval procedures must be added to the final version of the Master Sign Plan. That text should include language on conformance for required sign lighting, sign sizing and approval processes.

Staff deferred this item to the May 16, 2019 ARB meeting. Fulvio Romano moved to defer the item to the May 16, 2019 meeting. The motion was seconded by Michael Mulhall. The motion carried 6-0.

REGULAR AGENDA

1.323 S. Garland Avenue – Suntrust Plaza

Owner/Applicant: Lincoln Property Company of Florida Inc. /Luke Minton

Location: 323 S. Garland Avenue

District: 5

Project Planner: Douglas Metzger

ARB2019-10010 Request for a Major Certificate of Appearance Approval for the Master Sign Plan for the SunTrust Plaza.

Recommended Action: ARB Staff has reviewed SunTrust Plaza at 323 S. Garland Avenue and recommends approval with the following conditions:

1. Specific Sign Conditions

- a. The following signs, their sign type, sign materials and their locations are approved as submitted: Sign 1, Sign 5, Sign 8, and Sign 11.
- b. Sign 2 North Monument Sign—the design and location of Sign 2 are approved. Please add the following note to the Sign 2 page of the final MSP: “Sign 2 is limited to only displaying building tenant name panels and directional information to the on-site parking facilities.”
- c. Sign 4 Garland Ave. Mid-Rise Blade Sign—a portion of this blade sign is an architectural feature. Only the area around the sign message will be counted towards the total low-rise sign allowance. The maximum height of the blade must not exceed 40-feet. ~~The sign may only contain one hotel related message.~~ **This sign is for hotel use only.**
- d. Sign 6 South Monument Sign—the design and location are approved as submitted. ~~The sign message must be exclusively related to the hotel or hotel uses on-site.~~ **This sign is for hotel use only.**
- e. Sign 7 West High-Rise Sign—the sign type, size and location are approved as one of the two permitted high-rise signs for this building site.
- f. Sign 9 South High-Rise Sign—Sign 9 is NOT approved as part of this MSP and must be removed from the final version of the Master Sign Plan. Sign 9 is a third high-rise sign which, per code is not permitted.
- g. Sign 10 South St. Mid-Rise Blade Sign—the location is approved. The maximum height of the blade sign must not exceed 40-feet and the bottom of the sign maybe nor more than 20-feet above finished grade. The sign panel must be located on the bottom portion of the blade, not the top as depicted in the proposed MSP. ~~The blade sign may display one hotel related message.~~ **This sign is for hotel use only.**
- h. Sign 12 East High-Rise Sign—The sign type, size and location of Sign 12 is approved as the second permitted high-rise sign.
- i. Sign 3, Sign 13 and Sign 14—The location and design of both signs is approved as submitted. These signs are directional and informational parking signs. Therefore, the sign area of Signs 3, 13 and 14 do not count against the total low-rise sign area allowed.

2. Required Master Sign Plan Language—The language on the following page should be modified to fit the SunTrust Plaza MSP and must be included in the final MSP. It is standard language that describes the property owner and tenant signage responsibilities and the language includes the instructions for properly permitting signage in the downtown area.

3. Final Master Sign Plan Submittal.

- a. Following City Council approval of the ARB minutes, and prior to issuance of the Major Certificate of Appearance Approval for this MSP, the applicant must submit a digital copy of the MSP that has been revised to meet the ARB Conditions of Approval to the Appearance Review Official. The final MSP will be added to the City’s sign plan library as a reference document for sign permit reviewers.
- b. The final version of the Master Sign Plan should include a cover sheet or title page for easy identification and must be in a PDF file format.

4. ARB Approval

- A. Minor modifications to this ARB approval or the approved Master Sign Plan will require ARB staff review and approval. Major modifications may require additional ARB board approvals.
- B. ARB approval does not grant permission to fabricate and/or install. All necessary permits must be obtained prior to commencement of installation activity.

Discussion ensued regarding the sign locations and the possibility for other signs in the future. Staff made the board aware that the applicant has room for future signage based on the allowable signage area.

Jeffrey Arms and Daniel Gordon declared a conflict. Patrick Panza moved to approve the item with conditions presented by staff with changes to 1c,d,g and i. The motion was seconded by Michael Mulhall. The motion carried 4-0, with Jeffrey Arms and Daniel Gordon abstaining from voting.

2.409 N. Magnolia Avenue – Hilton Garden Inn & Home 2 Suites Downtown Orlando

Owner/Applicant: Magnolia Lane Lodging/Raymond Stangle

Location: 409 N. Magnolia Avenue

District: 4

Project Planner: Jacques Coulon

ARB2019-10007 Request for a Major Certificate of Appearance Approval for the construction of an eight story, 224 room hotel and 3,191 sq. ft. of commercial space along with 13 grade parking spaces and four valet parking spaces.

Recommended Action: ARB Staff has reviewed Hilton Garden Inn & Home 2 Suites Downtown Orlando at 409 N. Magnolia Avenue and recommends approval with the following conditions:

1. 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 comments 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 in the streetscape zone 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. Magnolia Ave. and E Livingston St. They must be spaced based on OUC lighting requirements.
- iii. Corner Treatments—~~Intersection corner treatments at N. Rosalind Ave and E. Livingston St. must be Lawrenceville brick and installed with a 6-inch thick concrete sub-base for the first 6-foot from back of curb transitioning to 4-inches to the outward edge of the 15-foot streetscape zone. Corner treatments at N. Magnolia Avenue and E Livingston Street) must be modified so that there are two distinct pedestrian ramps, one for southern movement and one for western movement; the use of a single ramp in this location to cover both directions cannot occur. Coordination with City staff must occur prior to any restriping of the crosswalk as the property to the south (Radius Development) is also undergoing redevelopment, including new ramp construction, which may affect the final placement of the crosswalk markings. The ramp design must match the details as shown in the Downtown Streetscape Design Guidelines.~~ **Coordinate with City staff on the corner and ramp treatments.**
- iv. Corner Clip—A 10-foot corner clip may need to be provided at the intersection of N. Magnolia 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 hand hold and valve 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. Pedestrian Crossings—~~The pedestrian crossing at the Magnolia and Livingston entries must be raised to be at the same grade as the sidewalk adjacent to the driveway and must be constructed of a poured concrete. The design of the crosswalk must consist of an 8 inch wide solid concrete band with a pored, integrated color; concrete surface stamped with a 12 inch by 12 inch pattern must be with a continuous Lawrenceville brick crosswalk. The grade transition from street grade to sidewalk grade must occur in the furniture zone. The driveway ramp may be concrete.~~ **Coordinate with City staff on pedestrian crossing treatments.**
- ix. 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 Land Development Code [LDC] and Engineering Standards Manual [ESM].

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 5-feet along the entire project frontage. The concrete sub-base in the furniture zone must be 6-inches thick. The pedestrian clear zone [sidewalk] must be a minimum of 8-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 hex pavers. The pedestrian clear zone must be a minimum of 8-feet wide and must have a Lawrenceville brick window pane with infill concrete sidewalk cells. The sidewalk cells must have a 2-inch troweled edge with a medium broom finish; The broom finish must be perpendicular to the center-line of the street.

iii. 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 5-feet along the entire project frontage. The pedestrian clear zone must be a minimum of 10-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 hex pavers. The pedestrian clear zone must have a Lawrenceville brick window pane with concrete infill sidewalk cells. The sidewalk cells 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 ~~56~~ 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.

iv. Sidewalk Café—A Sidewalk cafe may be permitted to extend into the 15-foot streetscape zone in front of the N. Magnolia 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.

E. Outdoor Seating — Staff recommends the proposed, fixed seating, outside the ROW along N magnolia Ave. be reconsidered to utilize more standard moveable tables/chairs rather than the proposed fixed/integrated table/chair furniture as proposed. This will allow greater flexibility to shift the pattern and location of the seating and to upgrade furniture more easily as time progresses.

2. Architecture

A. The eastern façade of the hotel, facing the Historic District currently only contains a single set of windows, set at the end of the hallway. The remainder of the façade consists of a regular brick pattern across floors 2 through 7 with minimal detail. Staff recommends that a more detailed brick work or the inclusion of an additional set of windows along the northern 1/3 of the eastern façade be incorporated into the 2nd through 7th floors of the eastern façade to provide additional visual interest along this prominent side of the building.

B. 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, except as noted in Condition E. above, 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 may 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

A. A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.] including photometric and all proposed exterior lighting fixtures must be submitted for ARB staff approval (minor) prior to approval 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.

4. Mechanical Equipment

A. Rooftop Mechanical Equipment — Unless it can be shown that the current location and screening of the rooftop mechanical equipment cannot be seen from the ROW or adjacent properties; 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 the east façade and may not be visible from the public right-of-way. Restaurant venting is not 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. Vents and louvered 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 area.

D. Backflow Preventer—The proposed backflow preventer [BFP] location is acceptable to staff. As a reminder the BFP must be clearly identified on the final utilities plan at time of permitting.

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

A. Master Sign Plan—A Master Sign Plan [MSP] for the building, including both low-rise and high-rise signage must be sub-mitted 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. High-Rise signs—The building is allowed to have two different high-rise signs because the project is inside the Downtown Special Sign District, those signs, if different cannot be visible from the same vantage point. As shown the one high-rise sign is acceptable, should the sign be altered in such a way that the two brands become two distinct high-rise signs then they both may not be visible from a single This will need to be adjusted from what is shown on the submittal documents.

6. 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 after-thought.

7. ARB Construction Observation

A. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with ARB Staff to review the ARB conditions of approval and the ARB review process for any proposed changes that may occur during construction.

B. The general contractor must schedule periodic meetings with the ARB staff as needed to update staff on the project progress and potential issues complying with the ARB conditions of approval.

8. Changes to the color palettes as follows: the base be a lighter shade, the darker brick be shade darker the dark gray from the materials board and the top base area color be changed from 6inches to 18inches in the lighter shade

Richard Forbes, City Planning, expressed that they eastern façade brick as submitted to Permitting is not what was agreed upon and encouraged the applicant to revisit the façade to be in compliance with the agreed upon color.

Discussion ensued regarding the following:

- The crosswalk treatments;
- The color treatments of the building; and
- The artwork on the building.

John Paul Weesner moved to approve the item with conditions presented by staff, with changes to 1Diii, 1Biii and 1Bviii. The motion was seconded by Jeffrey Arms with an amendment adding condition 8. The amendment was moved to approval by Jeffrey Arms and seconded by Fulvio Romano. The amendment carried 4-2 (Gordon and Panza opposed). John Paul Weesner moved to approve the item with added conditions. The motion was seconded by Jeffrey Arms. The motion carried 4-2 (Gordon and Panza opposed).

3. 845 N. Magnolia Avenue – M15

Owner/Applicant: Suten Enterprises LLC/Brian Ray

Location: 845 N. Magnolia Avenue

District: 4

Project Planner: Terrance Miller

ARB2019-10001 Request for a Major Certificate of Appearance Approval for a 4-story, 15-unit multi-family residential project. There are (6) 2bedrooms and (9) 1 bedrooms with six garage spaces and six surface spaces.

Recommended Action: ARB Staff has reviewed M15 at 845 N. Magnolia Avenue and recommends approval with the following conditions:

1. 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, as they may be amended from time-to-time, and the conditions of approval in this staff report.
- ii. 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. Curb and Curb Cuts—All existing curb cuts along the project street frontage must be removed during construction. The curb cut area must be replaced with a vertical curb and gutter.
- ii. Pedestrian Crossings—~~The pedestrian crossings at the driveway cuts must be level and at the same grade as the sidewalk adjacent to the driveway. The driveway crosswalk must be integrated color concrete stamped with a 12"x12" grid and 8" plain concrete bands.~~ **Coordinate with City staff on pedestrian crossings.**
- iii. Pedestrian Clear Zone — In no instance shall vertical structures or obstructions be allowed in the required pedestrian clear zone [sidewalk].
- iv. Specialty Paving — Specialty pavers 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.
- v. Street Trees— All street trees in the streetscape zone along Magnolia Ave. must be high-rise live oak trees. Be-cause of the overhead power lines along E. Marks St. understory trees must be used for the street trees.
- vi. 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.
- vii. Valve and Handhold Boxes—All at grade handhold, valve and control boxes in the required streetscape zone must be traffic bearing grade boxes and lids.
- viii. 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.

C. N. Magnolia Avenue Streetscape- The required Streetscape Setback along Magnolia is 15'-0" with Treatment #2 how-ever, in order to provide a more residential feel to the block and the proposed use, a reduction to 13'-6" is permitted. The landscaping will soften the façade and provide a more residential feel. The streetscape will continue to include, double-acorn street lights, large 5'x10' tree wells with high-rise live oak trees, and a 5'x5' concrete sidewalk grid with a 2" troweled edge and a medium broom finish. The streetlights should include banner arms and a 110 volt power outlet.

D. Marks Street— The streetscape treatment on E Marks must be a minimum of 13.5-feet in width and match Treatment 5 which includes single acorn streetlights and understory trees in the parkway strip. The parkway strip must be a minimum of 7.5-feet in width.

2. Tree Preservation/Mitigation—A tree removal permit is required to remove any 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. Every effort should be made to preserve as many existing trees on the project site.

3. Architecture

A. Windows—The windows on all facades must be recessed 1 to 3 inches from the façade to provide additional design texture and shadow lines on the building façades. **Remove window detailing on the stairwell on the west elevation.**

B. Marks Street Frontage— Additionally, the planter area at the Magnolia/Marks intersection should be modified to maximize the pedestrian area.

C. Exterior Doors – At a minimum a 4-inch by 6-inch view panel shall be provided in all exterior doors to provide visibility for entering and exiting pedestrians.

D. Stormwater Run-off - Water shall not sheet flow across the streetscape or plaza areas from any downspout, nor may any downspouts discharge across the streetscape zone. All Canopies must incorporate downspouts or other rain water management systems to prevent water spill onto the pedestrian path or ROW. Exposed rooftop overflow spouts must incorporate a trench drain

from the spout to the street so rooftop overflow does not sheet flow across sidewalks or streetscape zones.

E. Transparency

- i. Per Traditional City requirements the ground floor building walls facing all streets must contain a minimum 15% of transparent materials. A minimum of 15% transparency shall be provided on all other floors facing the street above the ground level.
- ii. All glass at the ground level must be clear. Minimum light transmittance must 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 may be dry-walled, or have permanent partitions installed on the interior to block natural surveillance.
- iv. Tinted, reflective, spandrel glass or glass block does not count towards meeting the transparency requirements.

F. Exterior Lighting—Lighting plays a vital role in the way people experience and understand architecture. Its strongly encouraged exterior lighting is used on the building to help highlight and accentuate specific architectural features.

4. Lighting — A lighting plan that meets the City's lighting regulations [Chapter 63 2M.], including photometric and all pro-posed exterior lighting fixtures, must be submitted with the building permit documents.

5. Mechanical Equipment

A. Transformer Area Screening—Transformers must be screened, at a minimum, with landscaping on three sides that is 4-feet in height at the time of planting. Transformers should not be located between any façade and the street.

B. Rooftop Mechanical Equipment— Rooftop mechanical equipment must be screened from view of any right-of-way.

C. At-Grade Mechanical Equipment—At-grade mechanical equipment must be screened with walls and/or vegetation that is the same height as the equipment it is screening. In no instance may mechanical equipment be located between a building and any street, public or private.

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 utilities plan.

E. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket, architectural mesh or welded wire. Chain link fencing is prohibited.

F. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be submitted for ARB Staff review prior to submittal of building permits.

Discussion ensued regarding the following:

- The agave plant proposed locations;
- The stairwell window treatments;
- The amount of grass proposed; and
- Signage ability for the site.

Patrick Panza moved to approve the item with conditions presented by staff, with changes to 1Bii and 3A. The motion was seconded by Daniel Gordon. The motion carried 6-0.

OTHER BUSINESS:

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

1. ARB2018-10013 –125 E. Pine Street– Modera – Exterior Lighting Updates
2. ARB2018-10041 – 415 E. Pine Street – Paramount at Lake Eola - Installation of new exterior signage at a multi-family residential property.
3. ARB2019-10009 390 N. Orange Avenue – Bank of America Building Streetscape

B. Creative Village Development Review Committee Projects for Approval:

1. No cases for the March CVDRC; the monthly meeting was cancelled.

C. Discuss the Downtown Design Guidelines

1. Timeline
2. Introduction & Table of Contents
3. Purpose
4. Interpretation
5. Applicability
6. When Historic Preservation Board Will Review Projects Using Appearance Review Standards

Discussion ensued regarding the following:

- The streetscape guideline process;
- Regarding the overlap of MPB and ARB-MPB deals with the engineering of a project while ARB deals with the aesthetics of a project; and
- The Downtown Master Plan.

OLD BUSINESS: NONE.

ADJOURNMENT: THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, MAY 16, 2019, AT 2:00 PM. JOHN PAUL WEESNER ADJOURNED THE MEETING AT APPROXIMATELY 4:36 P.M.


STAFF PRESENT

Sarah Taitt, Assistant City Attorney II
Doug Metzger, City Planning
Walter Hawkins, DDB/CRA Director of Urban Development
Shaniqua Rose, Recording Secretary

Terrance Miller, City Planning
Jason Burton, City Planning
Manuel Ospina, City Planning
Jacques Coulon, City Planning



Walter Hawkins, Executive Secretary



Shaniqua Rose, Recording Secretary