

Appearance Review Board Staff Report

June 20, 2019

ARB2018-10038

Applicant

Brooks Stickler
Kimley-Horn

Owner

Carol Brinati,
Representative
Diocese of Orlando

Requested Action

The applicant is requesting a Major Certificate of Appearance Approval for an 11-story apartment building with 368 residential units, ground floor active uses and 729 parking spaces in an attached parking garage.

Recommendation

Approval, based on the conditions in this staff report

Project Planner

Doug Metzger, AICP, LMT



Updated: June 14, 2019

Agenda Item 1 — 336 N. Orange Ave. Orange & Robinson Apartments



Aerial Photograph

Summary

Project Description

The subject site is bounded on the north by the Bank of America building, on the east by N. Orange Avenue, on the south by W. Robinson St. and on the west by State Ln. The applicant is requesting approval of a Major Certificate of Appearance Approval for an 11-story apartment building with 368 residential units, ground floor active uses and 729 parking spaces in an attached parking garage.

Project History

- The subject parcel is currently a 2.08 acre surface parking lot that serves the Diocese of Orlando offices, the U.S. Post Office and St. James Cathedral.
- 2017—an unused drive-thru facility and single-story structure on the site were

demolished.

- November 2018—ARB Courtesy Review
- December 2018—A request for PD zoning was approved by the MPB [ZON2018-10030]
- March 2019—A PD Ordinance for the project site was approved by the City Council.

Public Notice

A placard was posted on the subject site advertising this ARB meeting., as of June 14th no comments have been received.

Project Overview [updated]

The subject site is currently owned by the Catholic Diocese of Orlando and has functioned as a surface parking lot for the Catholic Diocese offices, St. James Cathedral Church and the downtown post office employees. The parcel is nestled in the center of the Central Business District with the 28-story Bank of America Building to the north, the 16-story Seacoast Bank building to the south at 250 N. Orange Ave., and 2-story commercial buildings to the east. West of the subject property there are single story commercial buildings and an OUC chilled water facility.

Since the ARB Courtesy Review in November 2018 the project program has been expanded. The east façade of the building was increased from 10 to 11-stories. The unit count has grown from 325 units to 369 units and the parking garage was increased from 606 spaces to 725 spaces. The parking garage includes 200 spaces reserved for the Catholic Diocese offices, St. James Cathedral Church and the Jefferson St. post office. Additionally, the project is required to line the Orange Avenue frontage with active uses, which may include project social amenity spaces and commercial or retail uses.

ARB Staff Review

The Orange and Robinson Apartments project is proposed to replace the existing surface parking lot at 336 N. Orange Ave. in the heart of the Central Business District [CBD]. ARB staff is pleased to see a more significant use replace the surface parking because, in a dense downtown urban environment, surface parking lots are an under utilization of valuable real estate.

Not only has the development program for the project been upgraded since the ARB Courtesy Review; the building design has been upgraded, too. Overall, the architecture has become more cohesive and organized with stronger vertical lines and coordinated horizontal elements. The parking garage facades, probably the most discussed elements at the Courtesy Review, have also been improved and are better organized, even with the design team having to balance air flow and design to avoid having to mechanically ventilate the garage space.

The streetscape has remained unchanged from the Courtesy Review and is consistent with the streetscape design guidelines except for the State Ln. streetscape. In the courtesy review documents the streetscape along State Ln. was pinched down to 9-feet at the State Ln. and Robinson St. corner. Since then, the design team has worked with the city's transportation division to adjust the east curb line along State Ln. to eliminate the pinch point and provide a 13-foot streetscape zone along with some on-street parking. Staff is pleased the constraint has been alleviated, but would also like to see the addition of double acorn streetlights, two 6' X 9' street tree wells with high-rise live oaks south of the garage entry and, one tree well north of the garage entry.

On the east elevation, the Orange Ave. façade, the addition of the 11th floor increases the skyline and street presence of the building. At the street level the masonry finish and extensive glazing begins to activate the Orange Ave. frontage. The inclusion of ground floor active social/commercial uses will complete the activation. The only weak element of the east façade is the central skyline element. ARB staff has collaborated on several projects with the architecture team in the past and is confident staff can work with the architect to increase the impact of the skyline element.

The south elevation that addresses Robinson St. has been improved as well. The addition of the 11th floor has added a step-down from Orange Ave. west to State Ln. that increases the visual interest at the skyline. The parking garage façade has been simplified and better organized, too. However, staff would like to explore connecting the darker vertical lines of the garage façade, with the design team, to determine if that move would better coordinated the garage façade with the stronger vertical lines of the east façade.

The west and north garage façades, like the south garage façade, have been improved and appear better organized. And like the south façade, staff would like to explore connecting the darker vertical lines of the garage façades, with the design team to determine if that small change would better coordinated the garage façades with the stronger vertical lines of the east façade.

ARB staff is pleased with the progress that has been made since the Courtesy Review and believes, with a few minor adjustments to the vertical design, that the Orange and Robinson Apartment will become a pleasing addition to the Orange Ave. corridor.

ARB Conditions of Approval

ARB Staff has reviewed the Orange & Robinson Apartments project at 336 N. Orange 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 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 required 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. Orange Ave. and W. Robinson St. and State Lane. They should include banner arms and a 110 volt power outlet at the top of the pole.
- iii. Corner Treatments—Intersection corner treatments at N. Orange Ave. and W. Robinson St. and State Ln., 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. 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.
- v. 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.
- vi. 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.
- vii. Curbing and Curb Cuts—All existing curb cuts must be removed. The streetscape and the curbing along the entire project frontage must be restored during construction. All curbing in the ROW must be Type A curb and gutter per the Land development code and the city's Engineering Standards Manual.

C. Streetscape Treatments

- i. Width—The minimum streetscape width on N. Orange Ave. and W. Robinson St. must be a minimum of 15-feet from back-of-curb.
- ii. Treatment 2 —The streetscape treatment on N. Orange Ave. and W. Robinson 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 9-feet wide and must have a Lawrenceville brick window pane with 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 centerline of the street.
- iii. Treatment 4—The streetscape zone on State Lane must be a minimum of 13-feet, excluding on-street parking areas, from the back of curb. Treatment 4, is the required streetscape treatment along State Ln. including double acorn street lights. Two 6' X 9" street tree wells with high-rise live oaks should be included south of the garage entry and one tree well with a high-rise live oaks should be added south of the garage entry. One tree well should be added north of the garage entry. A city services easement is required for any portion of the streetscape zone that is out side of the right-of-way.
- iv. 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. The crossing should be concrete scored on a 12"x12 grid with 8" exterior bands. The crosswalk gridded section should be a color integrated concrete. The concrete color should be Scofield Integral Color SG134-4 Roman clay.
- v. Street Trees—Street tree wells must be 6-feet by 10-feet, the use of tree grates is optional. The street trees should be high-rise live oak trees.

ARB Conditions of Approval [cont.]

- D. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket or welded wire. Except for construction fencing, chain link fencing is prohibited.

3. Architecture

- A. Design Intent—ARB staff supports the development and design intent of the Orange & Robinson apartment project but believes a few minor improvements to the design are needed as described below. ARB staff will continue to collaborate with the development team in order to advance the building design and to help deliver a distinctive project.
- B. Skyline Architecture – Additional attention needs to be paid to the skyline architecture along the Orange Ave. façade. The design team must continue to work with ARB staff to refine the design to staff's satisfaction prior to submittal of building permits.
- C. Parking Garage—The darker vertical elements of the parking garage facades should be connected in order to make the treatment more consistent with the Orange Ave. façade.
- D. 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 that complies the requirements of the City's lighting codes [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.

5. Mechanical Equipment

- A. Rooftop Mechanical Equipment – Rooftop mechanical equipment must be screened to the height of the mechanical equipment with parapets, louvered panels and/or perforated metal screen walls. The color of the rooftop mechanical equipment should also match the roof color as closely as is feasible.
- 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 or landscaping up to 6-feet in height or they should be located inside of the parking garage.
- D. Backflow Preventer—The proposed backflow preventer [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 inside of the parking garage. The BFP must be clearly identified on the final utilities plan in the Final ARB submittal.
- E. Final Elevations—Prior to submittal of building permits the location and configuration of all exterior venting and mechanical equipment must be depicted on the building elevations. The final elevations must also include rooftop plans that depict any proposed rooftop equipment and screening elements.

6. Signage

- A. ARB Approval—ARB approval of all signs is required prior to submittal of permits for signage.
- B. The project site is in the Mid-Town section of the Downtown Special Sign District [Sec. 64.400].
- C. High-Rise signs—Two high rise are allowed per Sec. 64.246, If the design of the two high-rise signs are different than they must be located so that they are not visible together from the same vantage point.

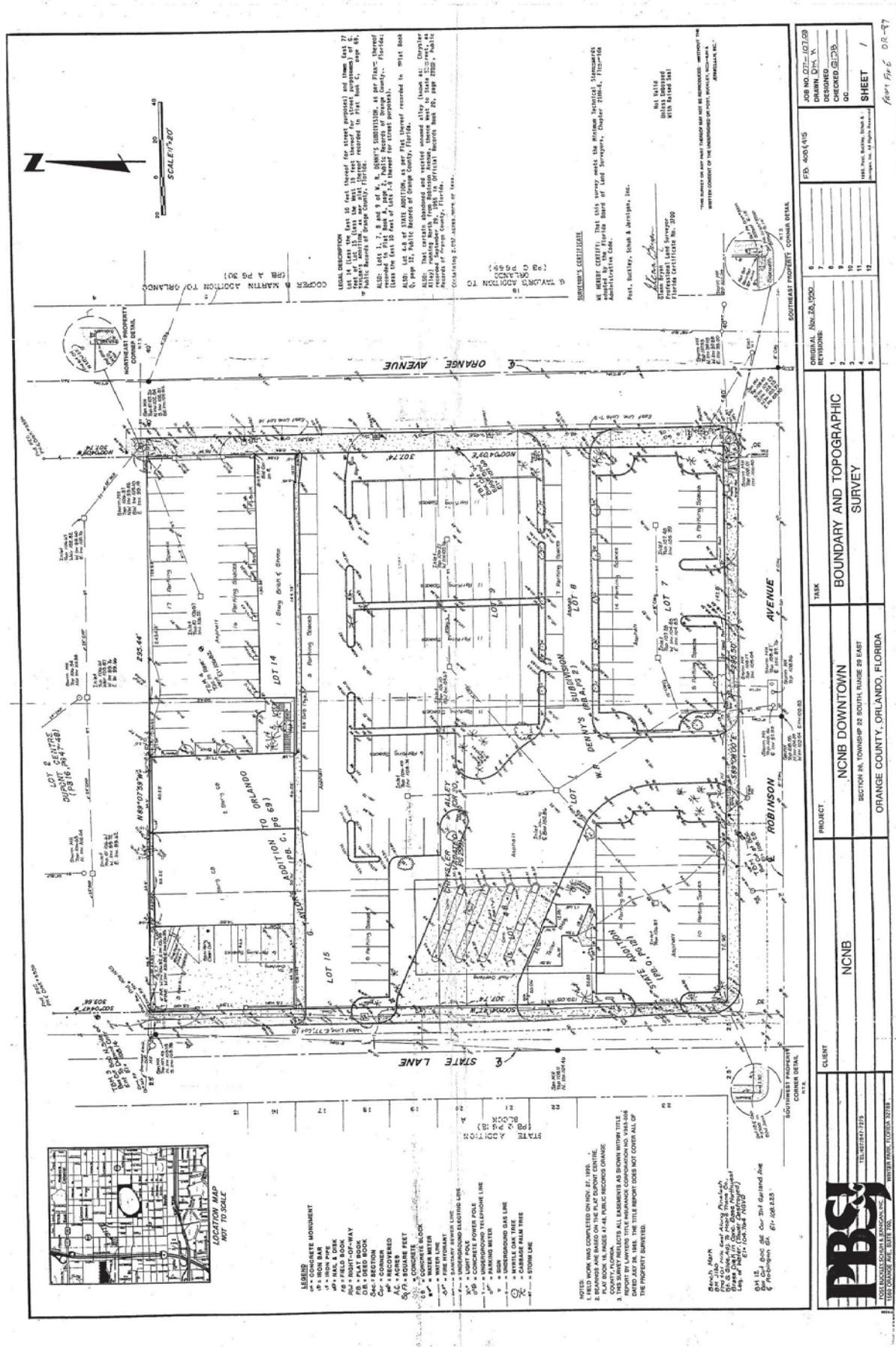
7. Telecommunications Equipment Screening

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 after-thought.

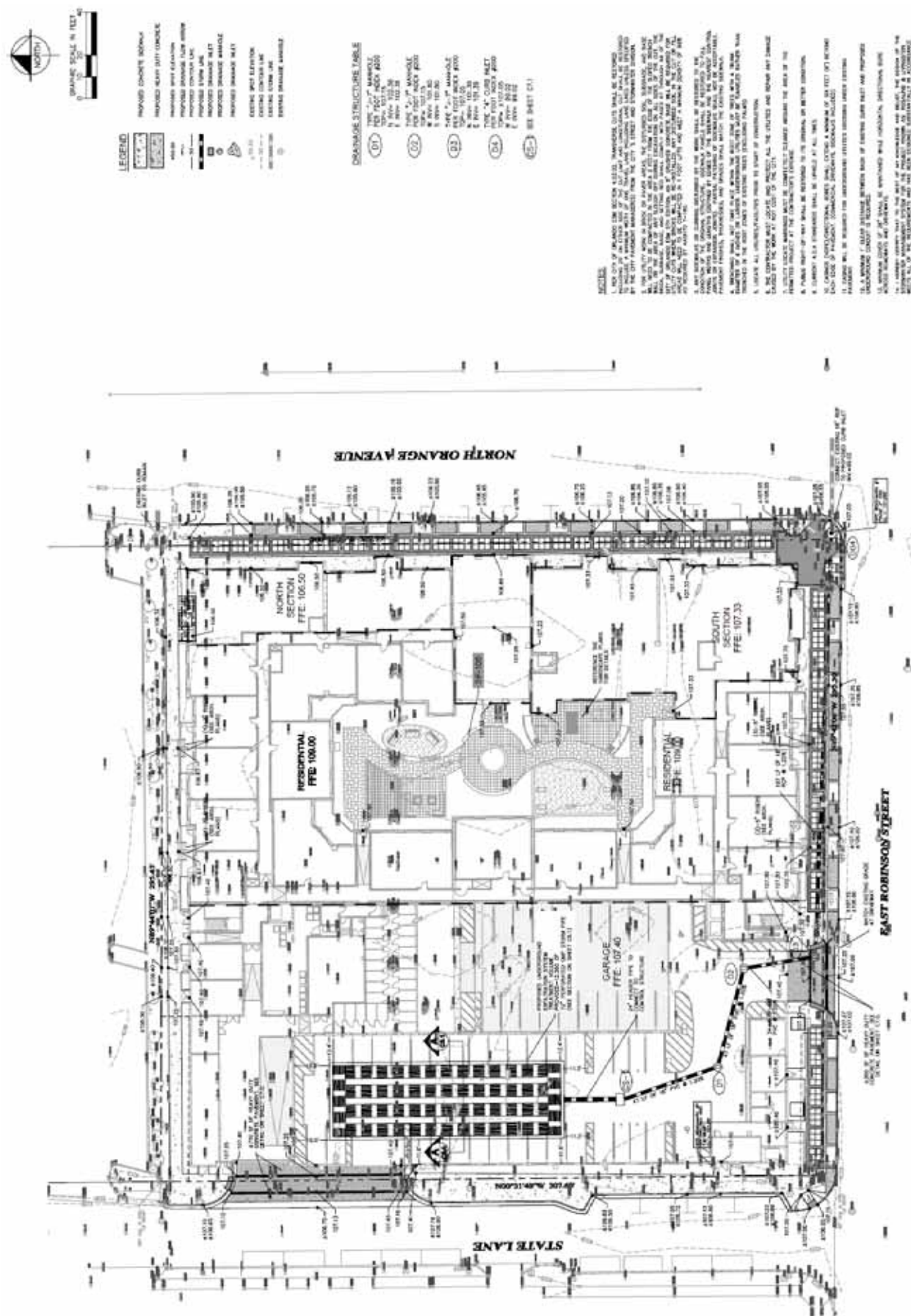
Context Photo



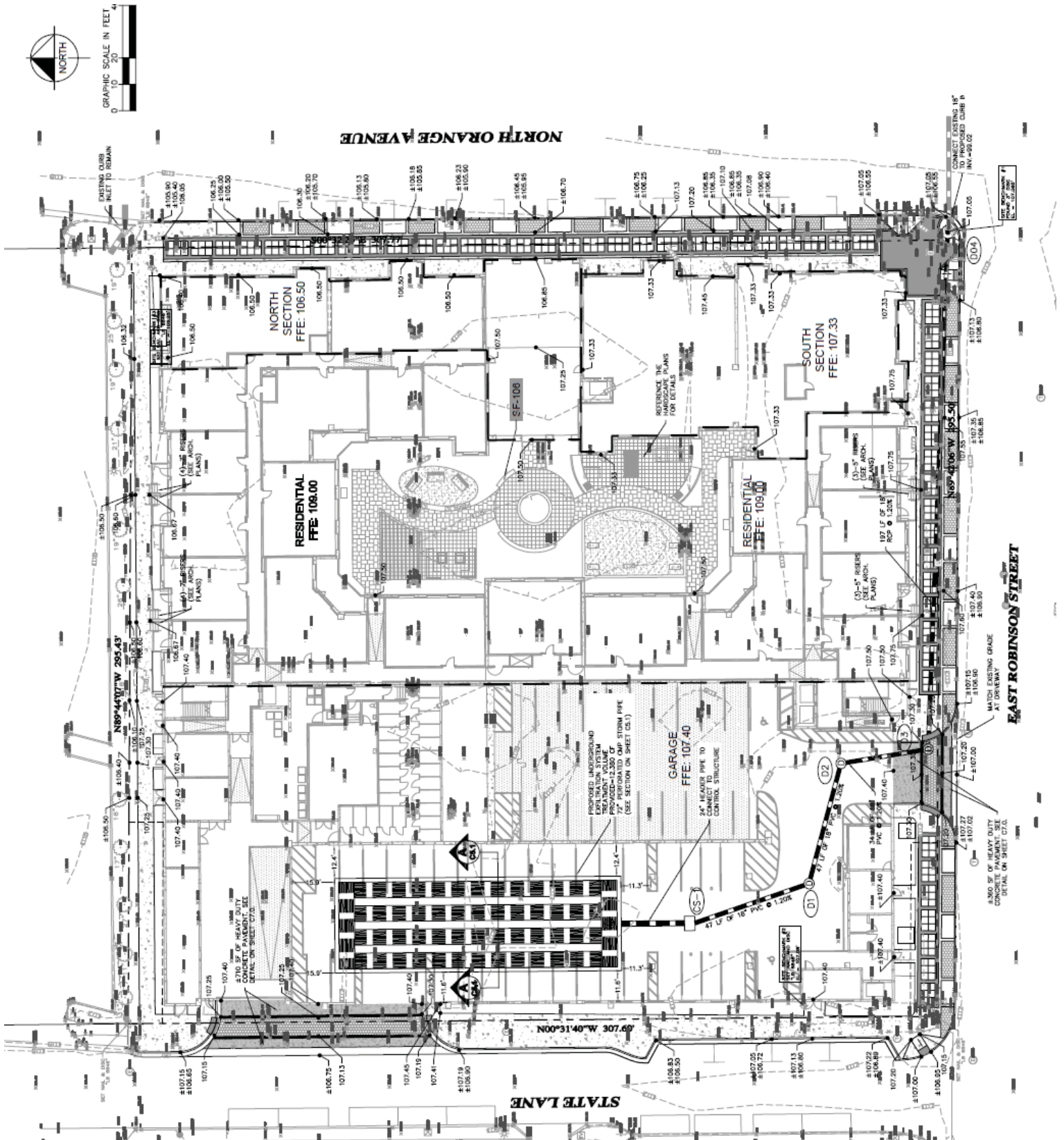
Survey



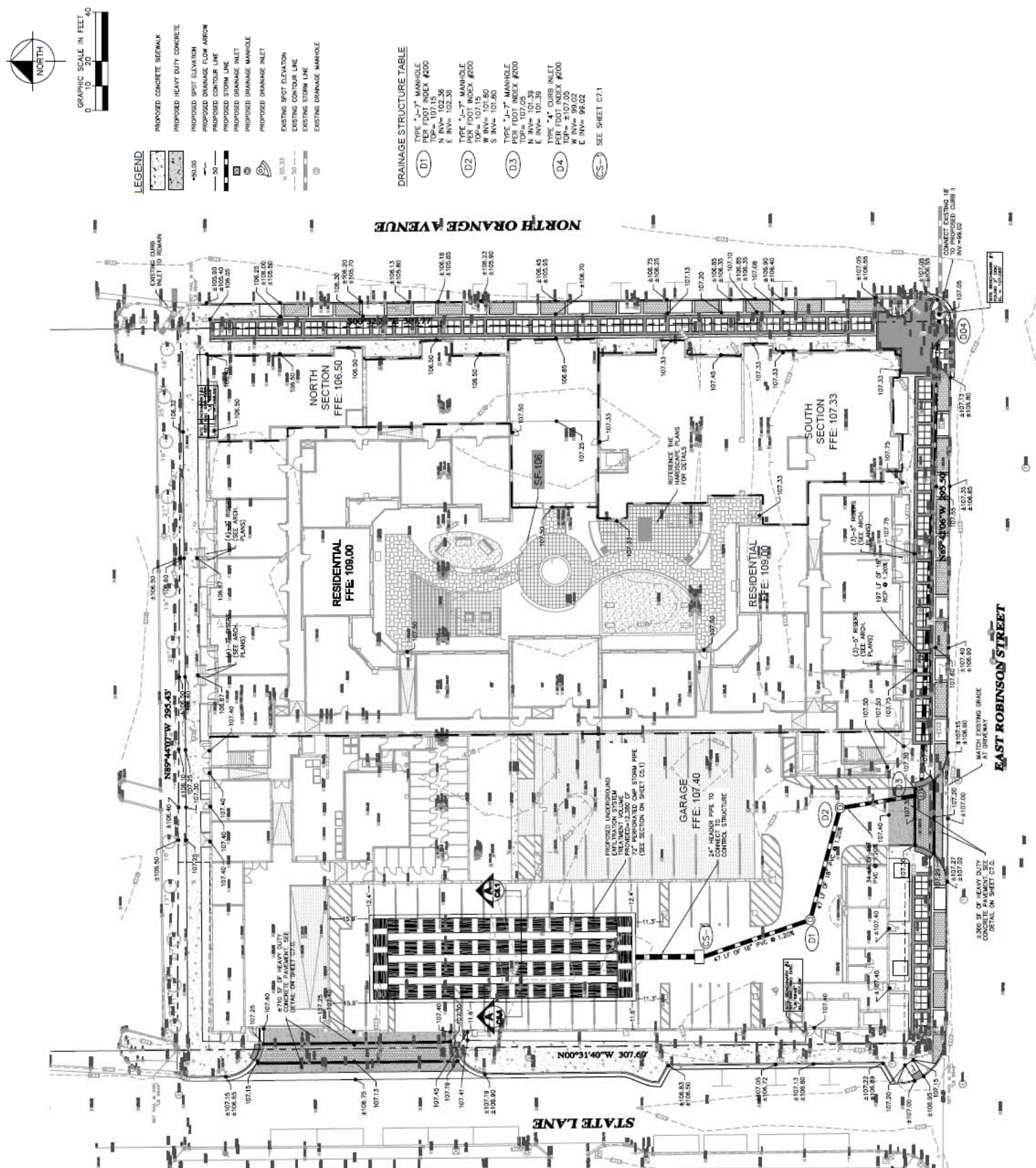
Site Plan with Program



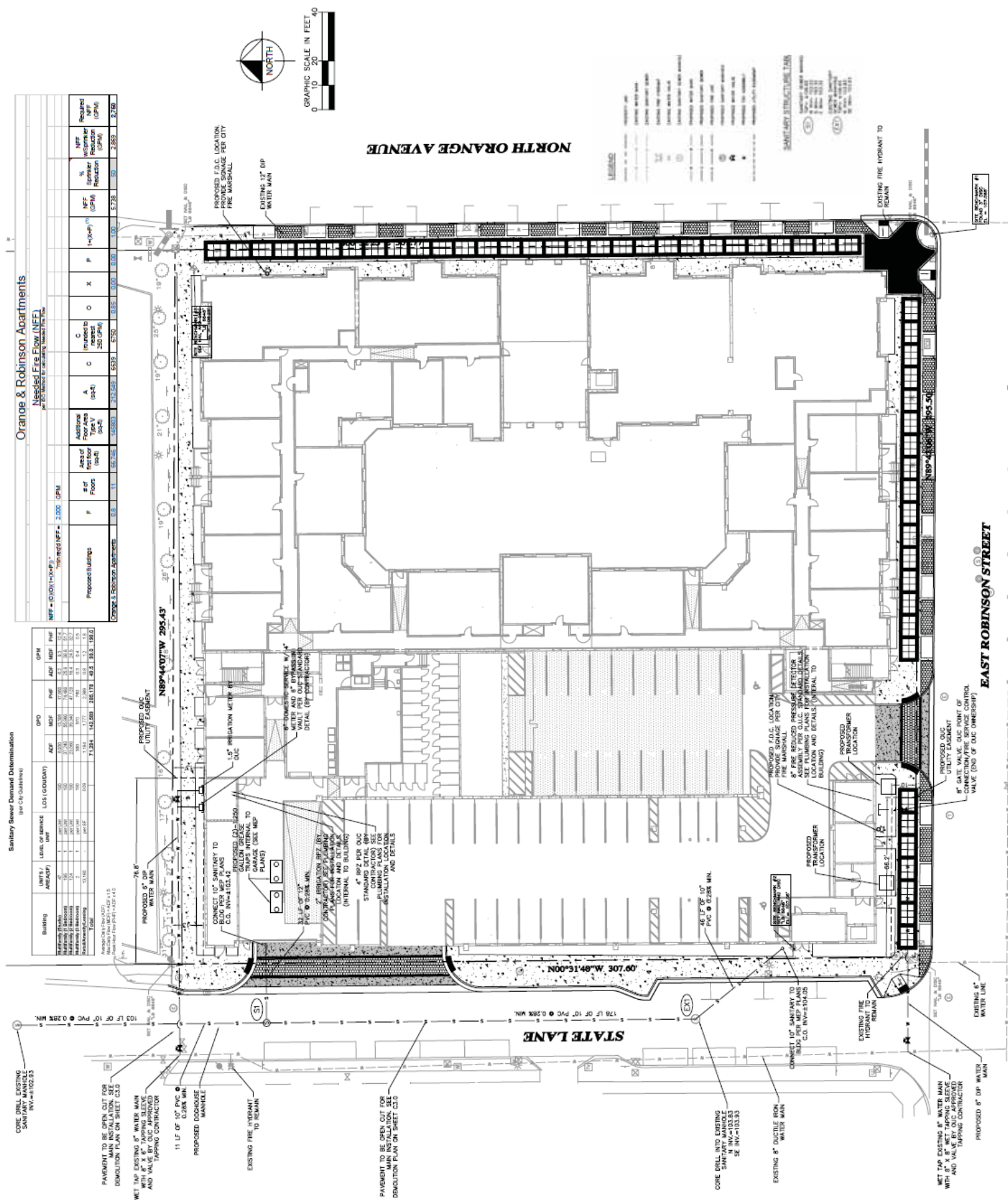
Site Plan



Paving, Grading and Drainage Plan



Utility Plan



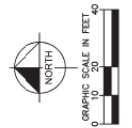
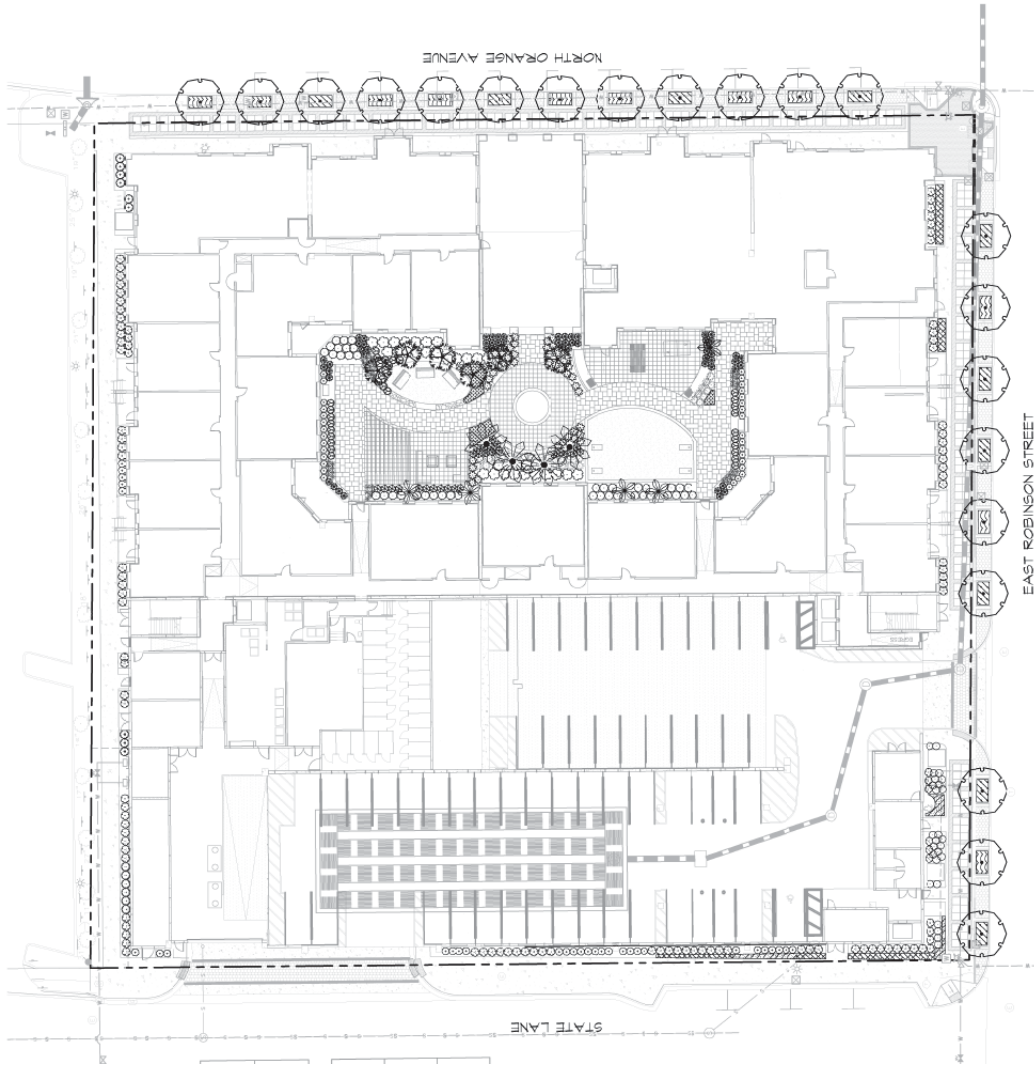
Landscape Plan with Notes

PLANT SCHEDULE COURTYARD

SYMBOL	CODE	DESCRIPTION	SIZE
	4	ROSEMARY SP. PALM	14' CT MIN
	5	STRAIGHT SINGLE LEAFLET, FULL FL. B.	12' CT MIN
	6	FOXTAIL PALM	12' CT MIN
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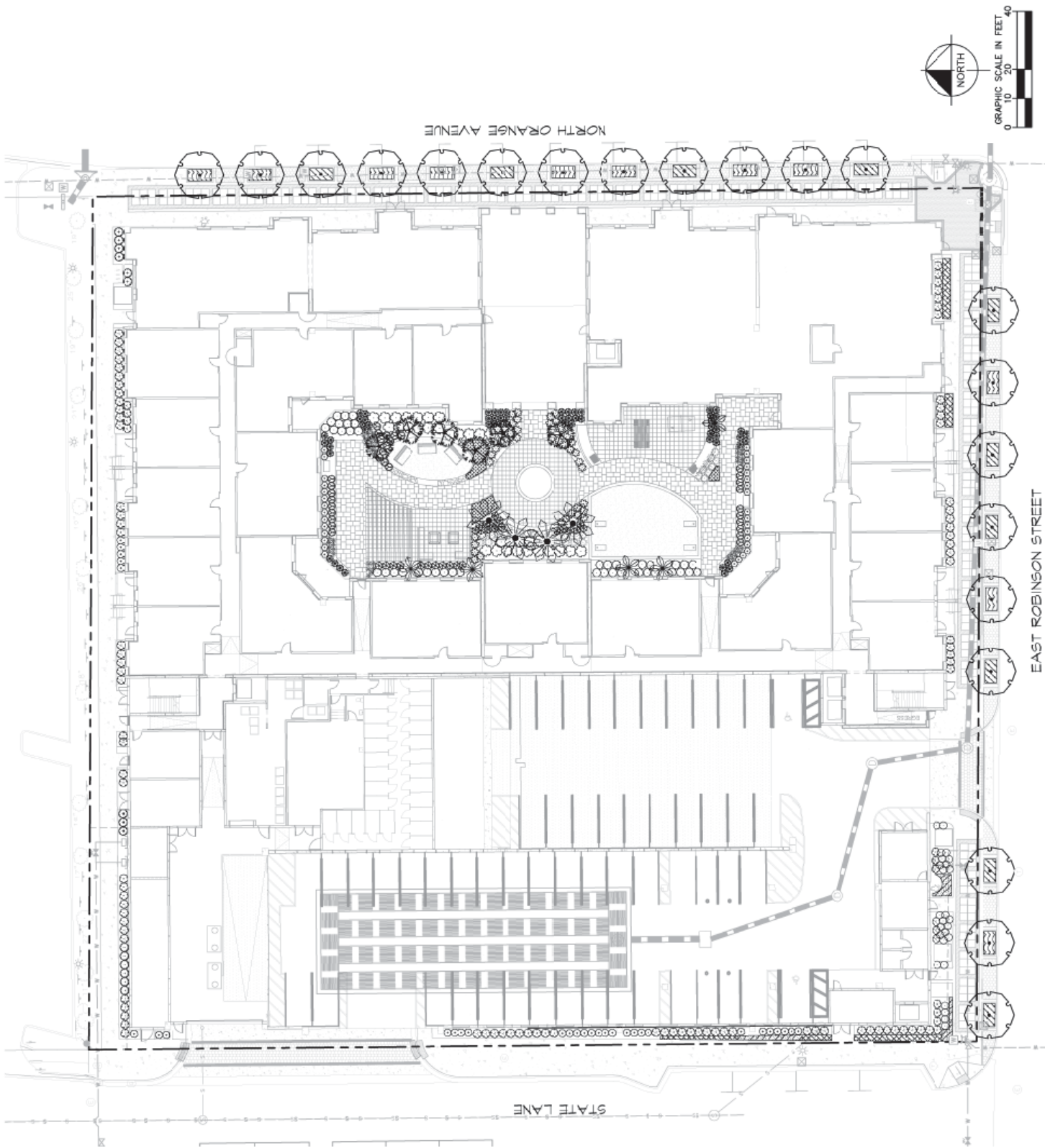
PLANT SCHEDULE STREETSCAPE

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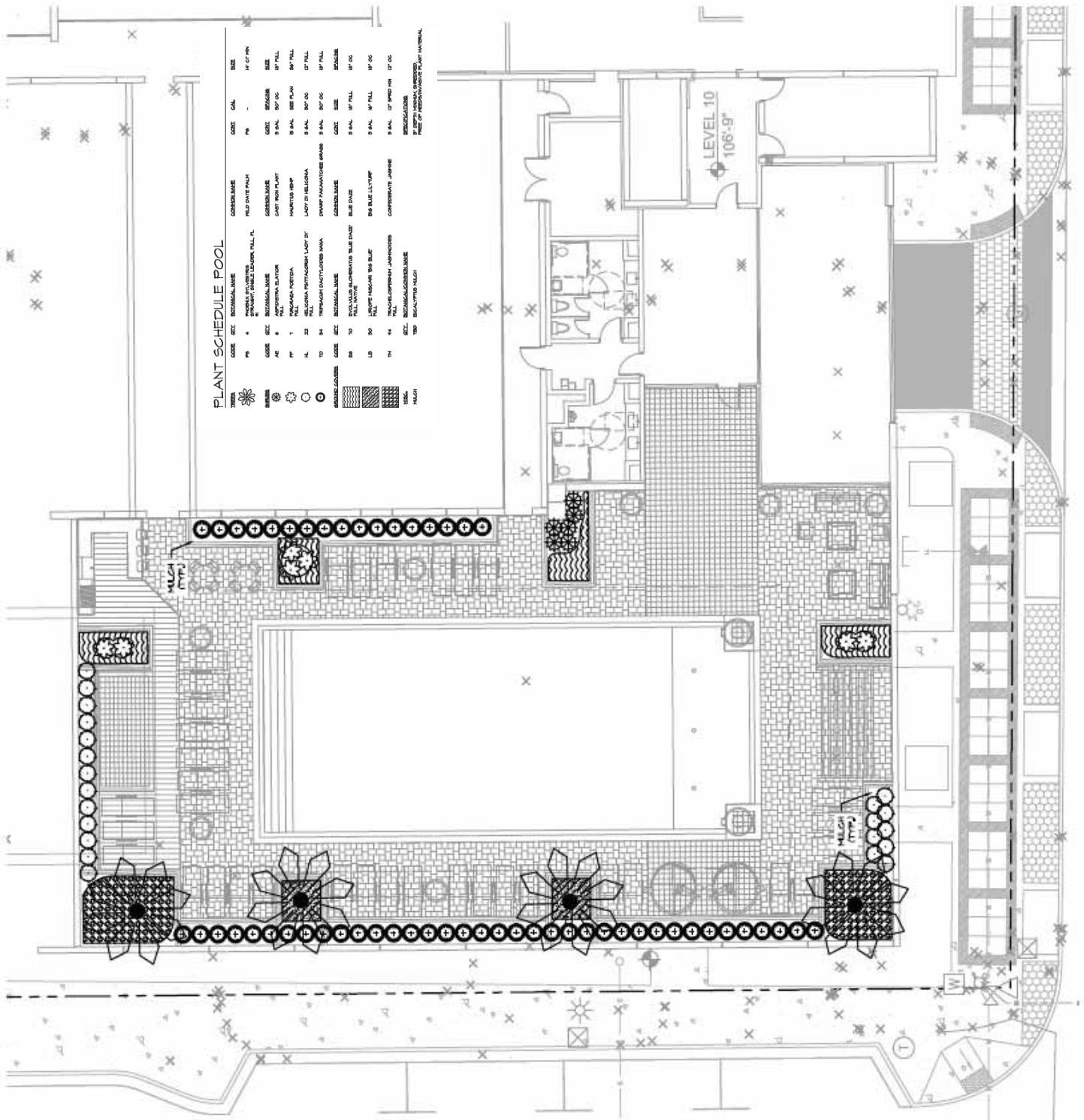


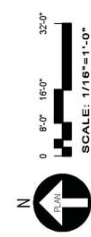
LANDSCAPE NOTES:
1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE B OR BETTER QUALITY.
2. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE CONTRACTOR AND SHALL BE DELIVERED TO THE SITE BY THE CONTRACTOR'S TRUCKS AND TRAILERS.
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Landscape Plan

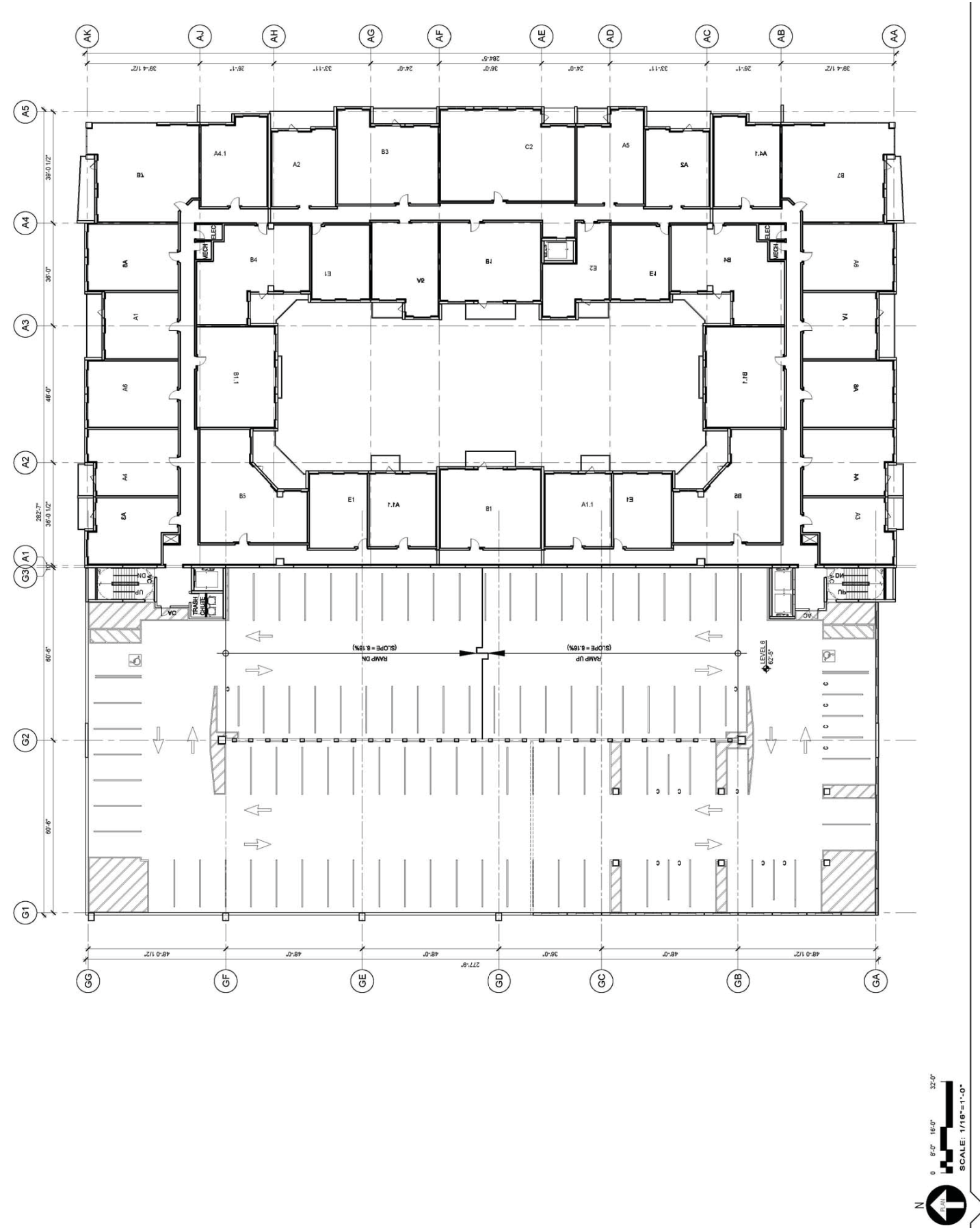


Rooftop Landscape Plan



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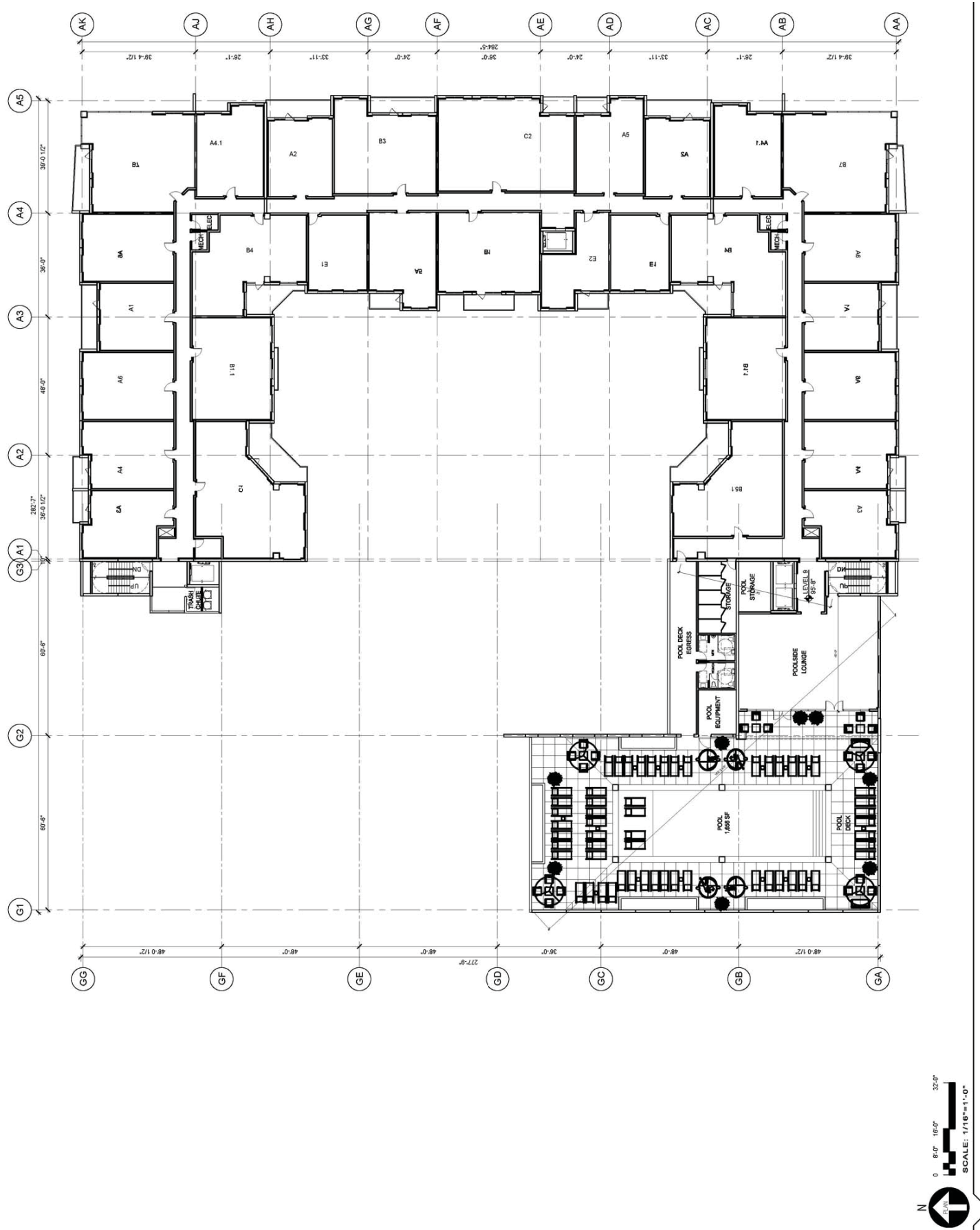
Floor Plan Levels 2 thru 8



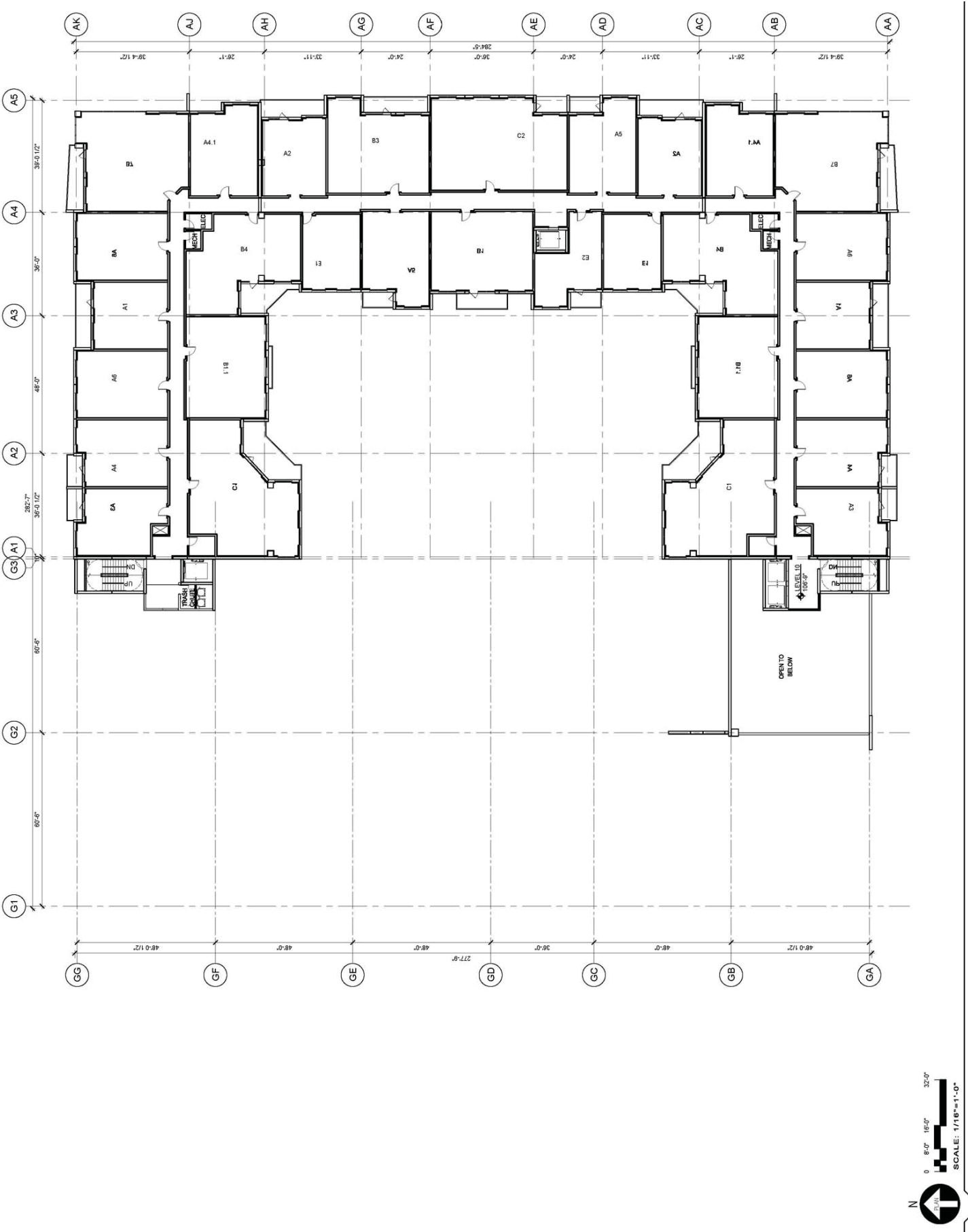
Architectural floor plan of the second floor of a building. The plan shows a central corridor system with rooms labeled A1 through A8, B1 through B8, C1 through C4, and D1 through D4. There are also rooms labeled E1 through E4, F1 through F4, and G1 through G4. The plan includes a ramp labeled "RAMP DN" with a slope of 8.15%, and a staircase labeled "LEVELS 84-7". The plan is oriented with North at the top. The grid lines are labeled A through K horizontally and 1 through 8 vertically. Dimensions are provided for various sections of the plan.



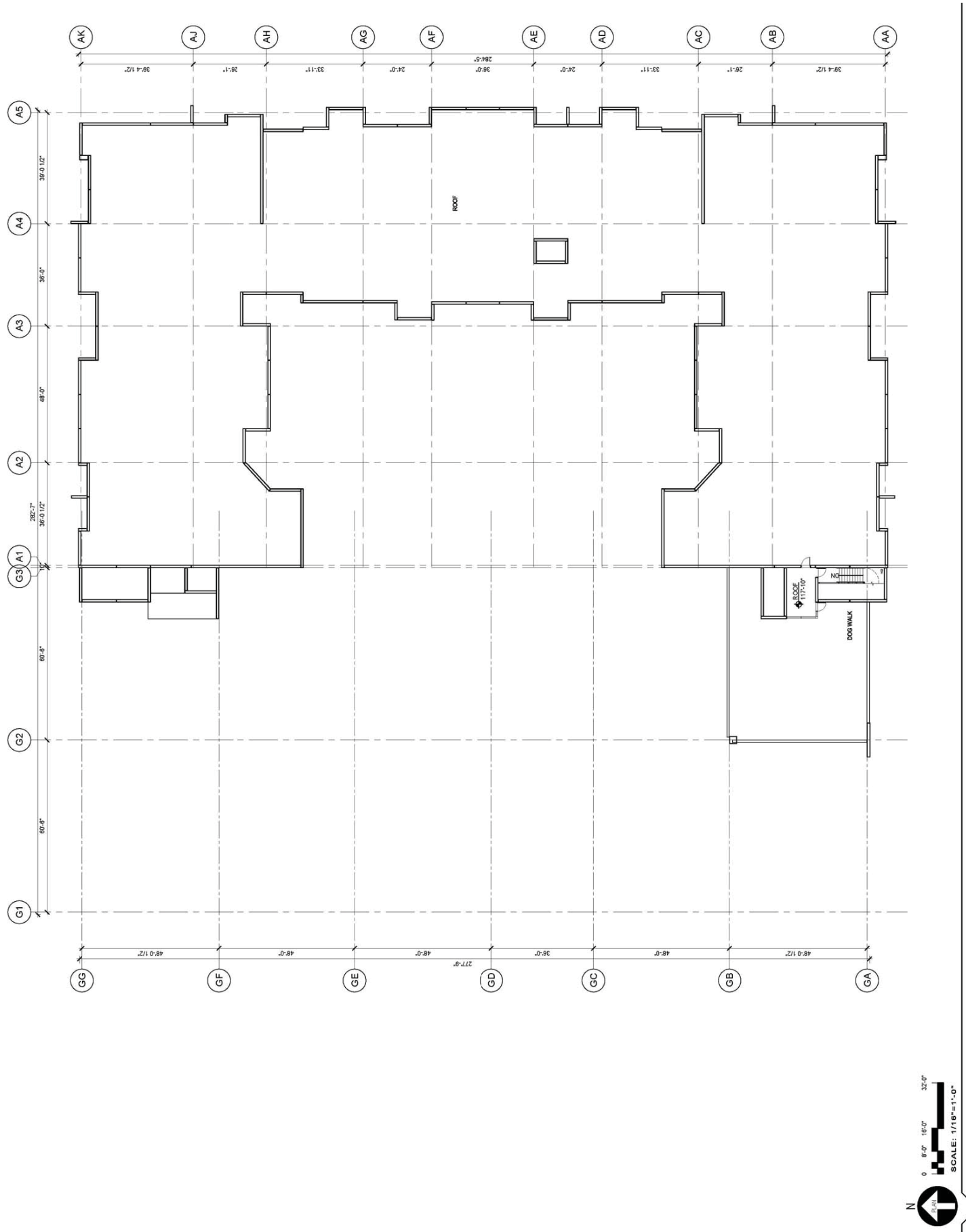
Floor Plan Level 10



Floor Plan Level 11



Roof Plan



East Elevation



Final Review



East Elevation



East Elevation—Night View



South Elevations



Final Review



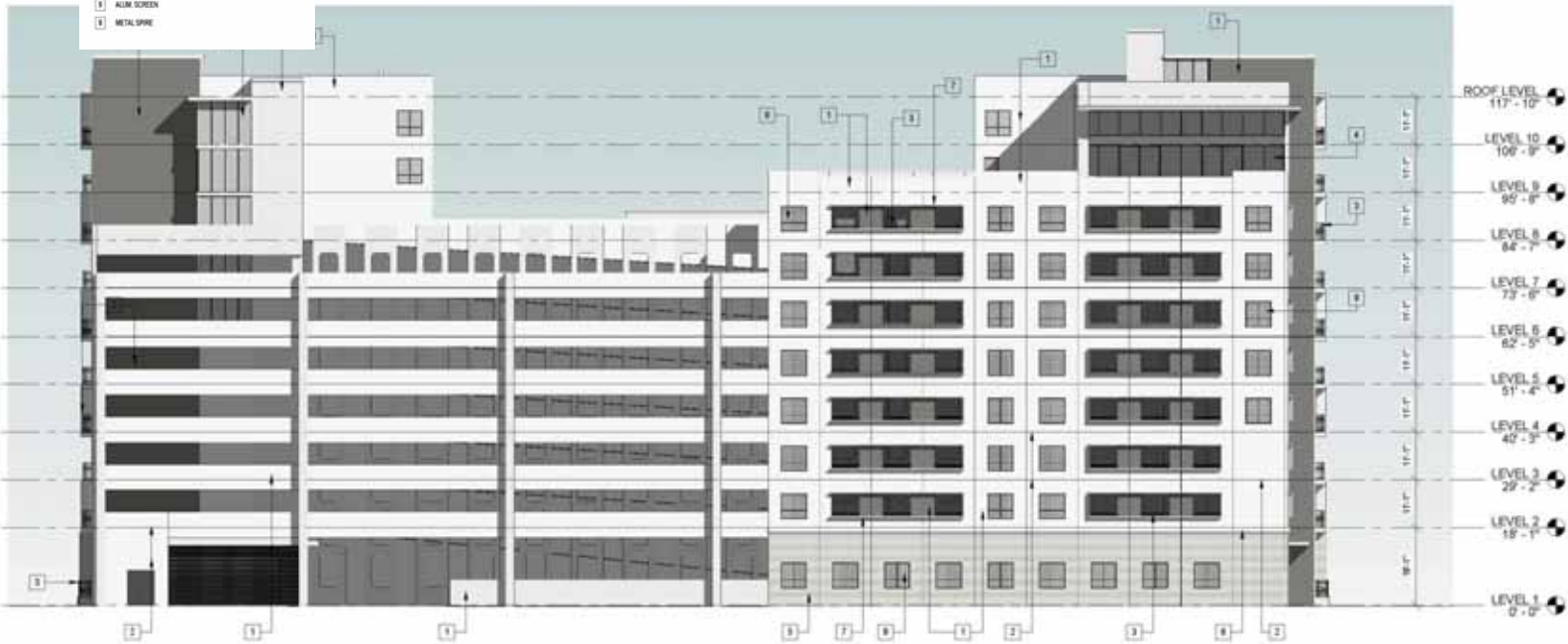
South Elevation



West Elevations

- ELEVATION KEY NOTES:
- 1 ACRYLIC TEXTURE COATING ON PRECAST CONCRETE PANEL
 - 2 REVEAL IN PRECAST CONCRETE PANEL, TOP
 - 3 METAL RAILING
 - 4 GLAZING
 - 5 TEXTURED BASE
 - 6 EPS TRIM
 - 7 ALUM CANOPES
 - 8 CANOPY HANGER
 - 9 ALUM SCREEN
 - 10 METAL SPIRE

Courtesy Review



Final Review



West Elevation



North Elevations

- ELEVATION KEY NOTES:
- 1 ACRYLIC TEXTURE COATING ON PRECAST CONCRETE PANEL
 - 2 REVEAL IN PRECAST CONCRETE PANEL, TOP
 - 3 METAL RAILING
 - 4 GLAZING
 - 5 TEXTURED BASE
 - 6 EPS TRIM
 - 7 ALUM CANOPIES
 - 8 CANOPY HANGER
 - 9 ALUM SCREEN
 - 0 METAL SPIRE

Courtesy Review



Final Review



North Elevation



Southeast Rendering



Southeast Street Rendering



Southeast Street Rendering—Night View



Southeast Rendering Looking West



Northeast Building Rendering



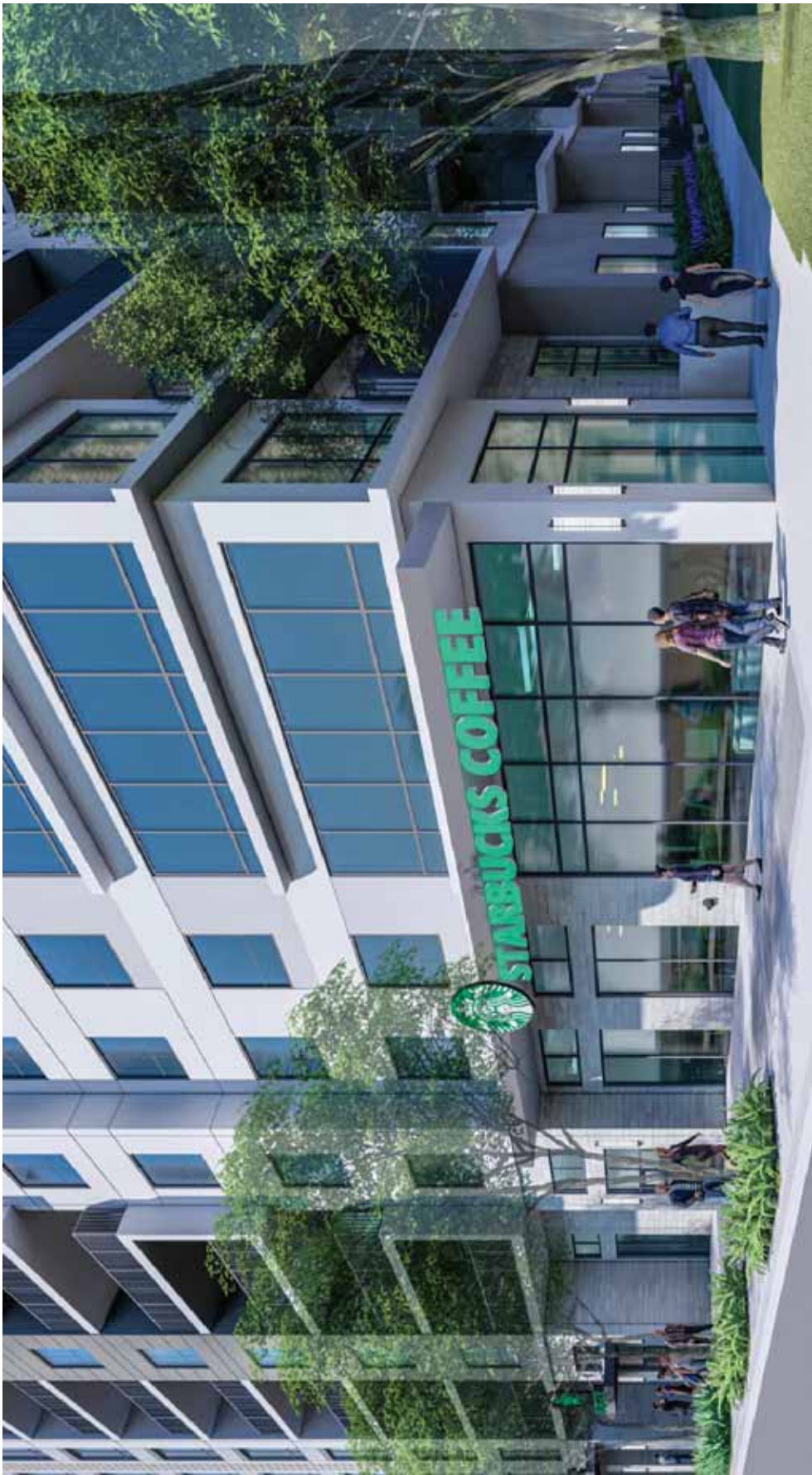
Northeast Corner Street View



Northeast Corner Street View



Northeast Corner Looking West



Northeast Corner Looking West—Night View



Southwest Building Rendering



Northwest Building Rendering

