

Appearance Review Board Staff Report

April 30, 2020

Case Number

ARB2020-10022

Applicant

Greg Lee, Esq.
Baker & Hostetler, LLP

Owner

Parcel 1 (City of Orlando)
Parcel 2 (West Side Venture Fund, LLC)
Orlando Magic LTD will eventually own both and replat.

Requested Action

The applicant is requesting a Courtesy Review for the proposed Orlando Magic Training Facility.

Recommendation

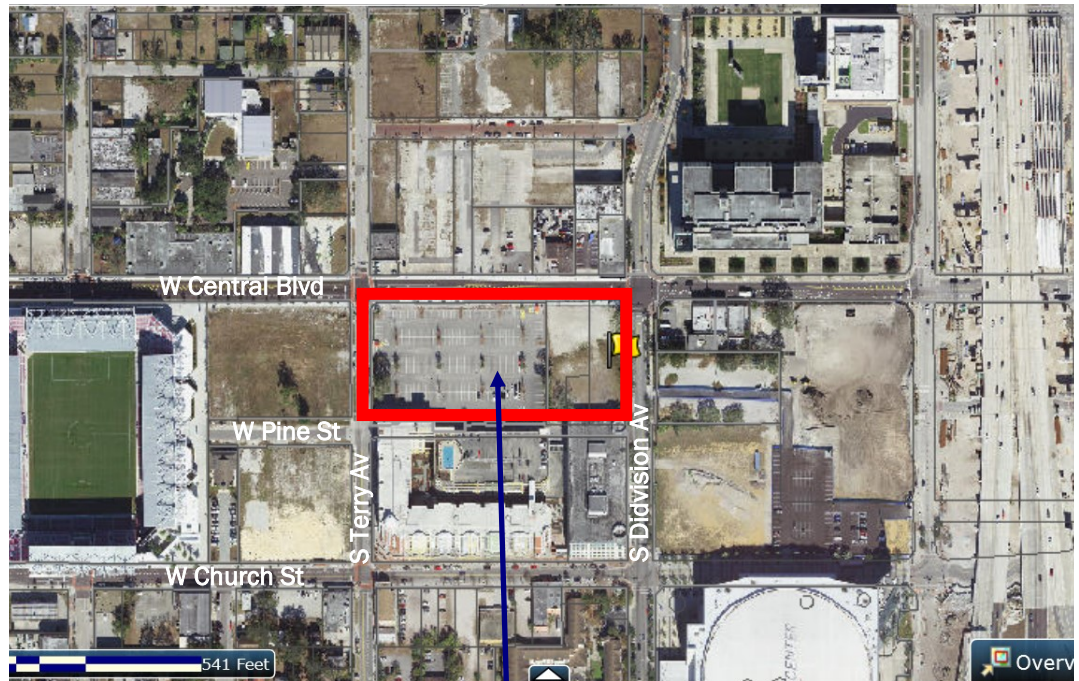
Courtesy Review, No Action Required.

Project Planner

Richard Forbes, AIA



504-522 West Central Boulevard Orlando Magic Training Facility



Aerial Photograph **Subject Property**



Summary

Project Description

The proposed Orlando Magic Training Facility has approx. 100,000 SF plus a medical service provider as an attached tenant of approx. 35,000 SF. Parking will be provided at Ground Level via a surface lot as well as parking below the building footprint for a total of approx. 230 spaces.

- The property is zoned AC-2/T/PH
- The project will be reviewed by the Municipal Planning Board at the May meeting (MPL2020-10009)

Public Notice

This is an ARB Courtesy Review— no public notice required.

Project Background

- The subject property consists of the vacant lot on the west side of Division Av between Pine St and Central Blvd and the existing City parking lot on the east side of Terry Av between W Central Blvd and W Pine St.

Project Overview

The area is zoned AC-2/T/PH. The subject property consists of the vacant lot on the west side of South Division Avenue between West Pine Street and West Central Boulevard and the existing parking lot on the east side of South Terry Avenue between West Central Boulevard and West Pine Street. West Pine Street in this area serves as the back service side for the City View and HD Supply building that faces West Church Street. To the north on Central are 2 one story buildings and this area has been approved for a new mixed use multi story structure. To the northeast of the site is the Federal Courthouse. To the east is the area that is planned as the Sports and Entertainment District. To the west are empty lots and the soccer stadium. The Amway Center is one block to the south. There is a significant oak tree at the corner of Pine and Division and another larger oak on the western edge of the property along Terry that should be retained.

The Orlando Magic Training Facility will be a new downtown state of the art NBA training facility, with a healthcare component that encompasses community services for sports medicine. The \$70 million, two-story with parking under the facility, 135,000-square-foot facility will be located on a 3.8-acre site one block northwest of the Amway Center at 504 West Central Boulevard. The proposed Training Facility is approx. 100,000 SF plus a medical service provider as an attached tenant of approx. 35,000 SF. Parking will be provided at Ground Level via a surface lot as well as screened parking below the building footprint for a total of approx. 230 spaces including accessible.

According to the narrative in the application:

The foremost conceptual objective for the Magic organization was to create a sense of “family” and “community,” within a professional business setting, directly based on their core values. The practice court gym is at the heart of the facility and then extending out axially will be two inviting “living rooms” on the east for the Magic and west for a medical partner.

Intentional and strong inside + outside connections further the concept of community and will blend with a strategic use of gardens, terraces, and roof decks. This activation of exterior space along with lush greenery will provide the city a visual relief in an urban setting while still maintaining security for the business.

Clear parking access will be located at the east and west ends on Division and Terry Avenues respectively, team offices and training spaces are located north along West Central Blvd. to strategically captures the natural light, while the minor building services are located more discreet to the south on West Pine Street.

Building materials represent a contemporary take to a traditional approach by using durable masonry on a grounded “base” and then light-colored metal panel on the upper volume “top” that floats above. Added craftsmanship will accentuate the materials by using textures and patterns, high tech wood-like panels provide a warmth to the exterior and again emphasize the indoor + outdoor connections emanating from the two internal “living rooms.”

ARB Staff Courtesy Review Comments

1. **ARB Final Review**—Prior to submittal of building permits for vertical construction the project must be submitted for an ARB Major Certificate of Appearance 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 elevations and color perspective renderings and samples or information on the materials and colors. Include perspectives that show the views of the building from the vantage point of the pedestrian at the intersections of Division and Central, Central and Terry, Division and Pine, and Terry and Pine. Elevations and perspectives must be at a scale and level of detail so that the architectural details and materials are evident. One perspective should show the structure lit at night.
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. **Currently the Guidelines call for treatment 2 along W Central Boulevard, treatment 4 along W Pine St and S Terry Ave and a special treatment along Division Ave. Staff has recommended alternatives to the proposed site plan in an effort to better meet the Downtown Orlando Streetscape Guidelines and provide a better pedestrian experience along Terry and Central (see pages 15-20 of**

ARB Staff Courtesy Review Comments (cont.)

this 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 West Central Boulevard and South Division Avenue. They should include banner arms and a 110 volt power outlet at the top of the pole.
- iii. Corner Treatments—Intersection corner treatments at Division and W. Central and W. Pine and Division must match the Division Ave streetscape. It will include 12" X 12" specialty pavers (other than brick) in running-bond pattern in the sidewalks at intersections. Other corner treatments shall be concrete. Corner treatments must also 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 unused curb cuts must be removed with the construction of the new streetscape and replaced with curbing. All curbing in the ROW must be Type A curb and gutter per the LDC and ESM.
- 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 foundation permits.

C. Streetscape Treatments:

- i. W. Central Blvd.—The minimum streetscape width on West Central Boulevard must be a minimum of 15-feet from back-of-curb. The furniture zone must be concrete and a minimum of 6-feet wide along the entire project frontage. The pedestrian clear zone must be concrete and a minimum of 9-feet in width. The sidewalk must be scored on a 4.5-foot by 4.5-foot grid. Tree wells should be 6-feet by 9-feet. High-rise live oaks should be utilized for street trees.
- ii. W. Pine St. —The streetscape treatment on W Pine St. must match Treatment 4 of the Downtown Streetscape Design Guidelines behind the building frontage or an alternative as shown in staff recommendations. The 7-foot furniture zone and 6-foot wide pedestrian clear zone must be paved with 5-foot by 5-foot concrete 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. Along the W. Pine St. parking lot frontage the streetscape zone will transition to a 7-foot wide grass parkway strip with canopy trees and a 6-foot wide sidewalk. Tree wells should be 7-feet by 9-feet. High-rise live oaks should be utilized for street trees.
- iii. N. Division Ave.—The streetscape along Division Ave. must match the existing Division Ave. streetscape [3.7.1 in the streetscape design guidelines] including window-pane concrete sidewalks scored on a grid pattern, double-acorn streetlights, street trees, custom steel guards around rectangular tree wells, planter pots, and street names etched onto crosswalk pavers. High-rise live oaks should be utilized for street trees.
- iv. N. Terry Ave.—The minimum streetscape width on N. Terry must be a minimum of 14-feet from back-of-curb. The furniture zone must be concrete and a minimum of 6-feet wide along the entire project frontage. The pedestrian clear zone must be concrete and a minimum of 8-feet in width. The sidewalk must be scored on a 4-foot by 4-foot grid. Tree wells should be 6-feet by 9-feet. High-rise live oaks should be utilized for street trees.
- v. Pedestrian Crossing— The pedestrian crossing at driveway cuts must at the same grade as the sidewalk adjacent to the driveway. The crossing must be paved with an integrated colored concrete and scored on a 12-inch by 12-inch grid. The transition from street grade to sidewalk grade must occur in the 5-foot furniture zone. The driveway ramp may be concrete.

- 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.

ARB Staff Courtesy Review Comments (cont.)

- E. Streetwall—A streetwall around the surface parking lot should be solid wall for the first three feet and up to two feet additional of open decorative fencing such as aluminum picket. The street wall treatment shall be architecturally similar or compatible with the proposed architecture of the building. A 3 foot landscape buffer should be provided between the back of the sidewalk and the street wall.

3. Architecture

- A. Design Intent—ARB staff supports the development of the Orlando Magic Training Facility. The project design, at this Courtesy Review level, still needs additional refinement, articulation and material development so the building design is both cohesive and distinctive. ARB staff will continue to collaborate with the development team in order to advance the building design and to help deliver a distinctive project. A major staff concern has been the 11 foot floor to ceiling height on the ground floor parking area along Central Boulevard that is under the training facility. There is no proposed active use in this area at this time. The submitted height of 11 feet will not facilitate an alternate future use of the building and a preferred floor to ceiling height of between 14-16 feet would allow an active use. Discussions with the applicant indicate that there is an opportunity to revise plans to increase the ground floor height. Also of concern is the lack of features needed to enhance the pedestrian experience and create a vibrant streetscape. One reason for this is the closed nature of the training facility and need for privacy and security, however, the building and especially the medical portion of the building could have much more transparency and openness. The façade on Central Boulevard is long and predominantly unbroken at the pedestrian level and additional articulation at the ground floor is required. This area should be an active use and the proposal is for parking on the ground level. Special treatment and screening of the parking area under the building is required and may require additional plantings or other features such as vertical elements, canopies, columns, etc. to help provide a better more lively pedestrian experience.
- B. Transparency-The proposed building as submitted does not appear to meet the code required transparency and special treatment will be required to provide transparency and the appearance of transparency along Central at the pedestrian level. Adding more transparency on all levels and facades will allow a more open and inviting structure.
 - 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. Landscape/Hardscape

- i. A clear pedestrian path should be created from Central along the medical building to Pine street.
- ii. There are two oak trees that should remain that are noted to be removed on the proposed plans. The oak on the west side of the parking lot adjacent to Terry Avenue and the oak at the corner of Pine Street and Division Avenue that is in the right of way.
- iii. Additional landscape features along the parking garage at ground level will be required and a 3 foot landscape buffer should be provided between the back of the sidewalk and the street wall.

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 building be appropriately lit at night.
- 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 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 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 should

ARB Staff Courtesy Review Comments (cont.)

be screened with a vegetative buffer and understory trees..

- D. Backflow Preventer—Backflow preventers [BFP] must be located so as to not be directly visible from the right-of-way or located between the building and the street. The BFP should also be screened from view where necessary. The BFP must be clearly identified on the final utilities plan in the Final ARB submittal.
- E. 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 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 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 then they must be located so that they are not visible together from the same vantage point. At this point in the schematic design, it appears that there may be more than 2 high rise signs proposed as well as a flat roof top sign. The roof top sky oriented sign is not permitted by code and may not be appropriate to this scale and height of project. A variance or creation of a PD would be the only way to have this type of sign and those options may not be supported by staff.



Detail Aerial of Site Showing Existing Parking Lot and Vacant Lot

Existing Site Photos



View of Site from Division and Central



View Looking South along Division



View of Site at Division and Pine



View Looking West on Pine



View Looking West on Pine



View Looking East on Pine

Existing Site Photos



View of Site at Terry and Pine



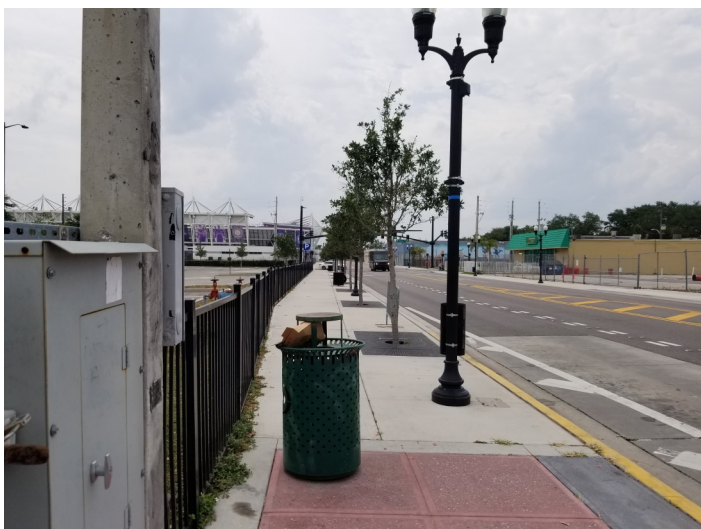
View Looking North on Terry



View of Site at Central and Terry



View Along Central Looking Southeast



View Looking West on Central

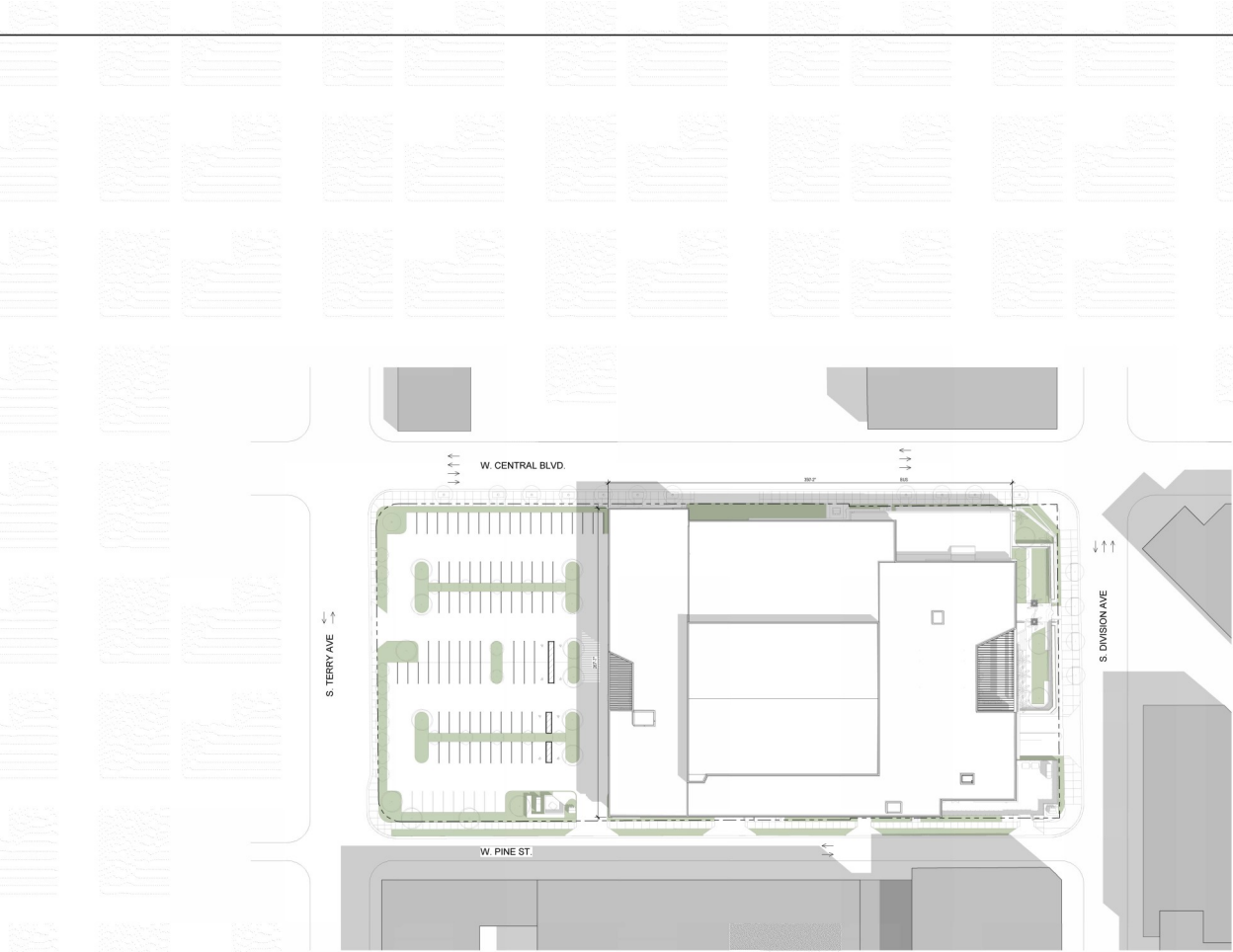


View Looking East on Central

Proposed Elevations and Materials



Proposed Architectural Site Plan



PROJECT
ORLANDO MAGIC
TRAINING FACILITY
Orlando, FL 32811

PREPARED FOR
ORLANDO MAGIC LTD.
8701 Maitland Summit Blvd.
Orlando, FL 32811



University, Chiles & Kossuth, Inc.
300 West 2nd Street
Kansas City, MO 64108 USA
1-816-874-4200 1-816-874-2100

FL Registration: A00001139
Professional Seal

Engineering Group
2000 West 2nd Street
Kansas City, MO 64108
March 1, 2021

MTB Engineering Inc.
400 West 2nd Street
Kansas City, MO 64108
March 1, 2021

SJM Engineering
2000 West 2nd Street
Kansas City, MO 64108
March 1, 2021

TLP Engineering Consultants
2000 West 2nd Street
Kansas City, MO 64108
March 1, 2021

Handwritten Engineers
2000 West 2nd Street
Kansas City, MO 64108
March 1, 2021

Acoustic Design Group
2000 West 2nd Street
Kansas City, MO 64108
March 1, 2021

LandDesign
2000 West 2nd Street
Kansas City, MO 64108
March 1, 2021

LDM Design Group
2000 West 2nd Street
Kansas City, MO 64108
March 1, 2021

NOT FOR
CONSTRUCTION

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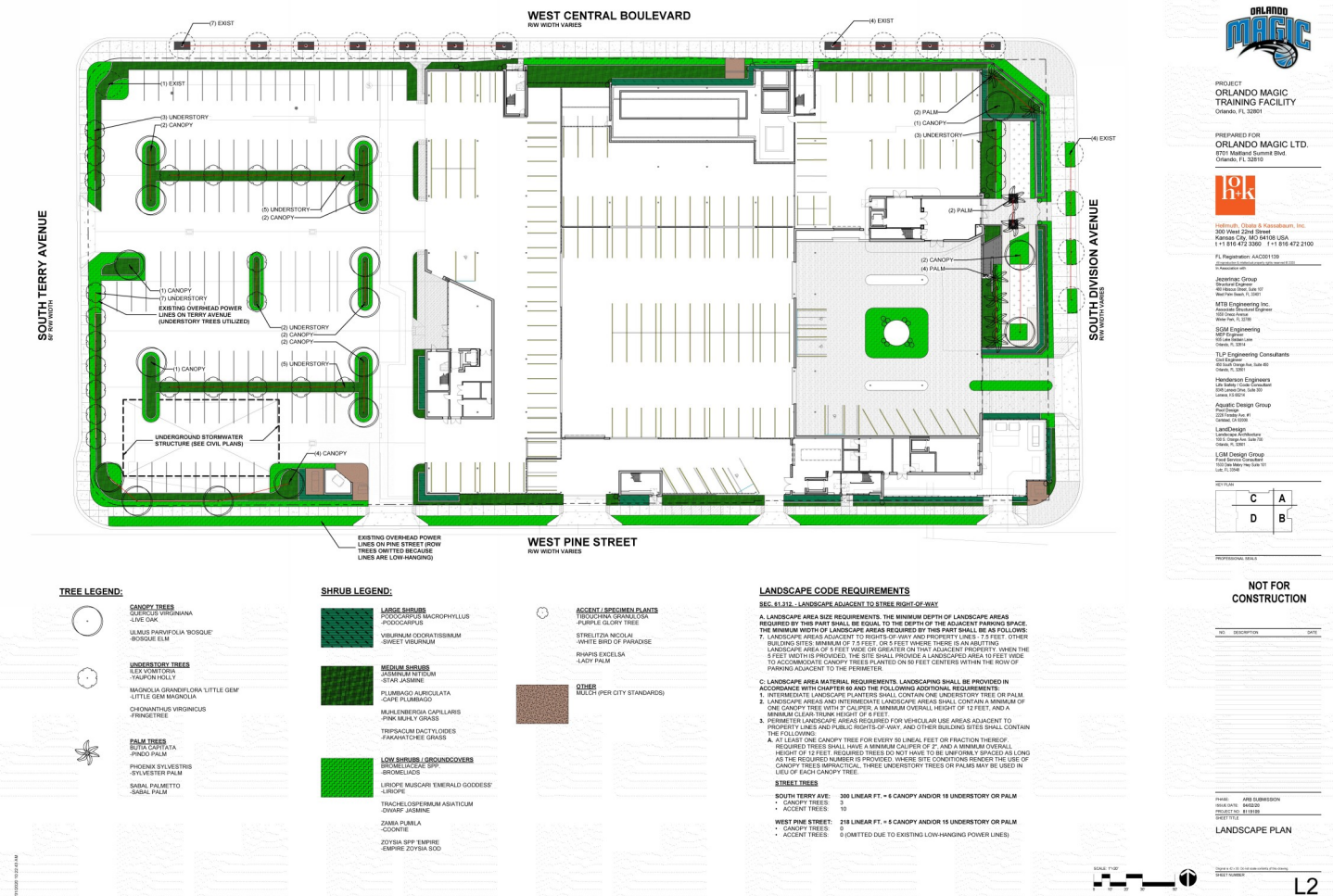
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Proposed Landscape Plan



Proposed Project Signage Locations



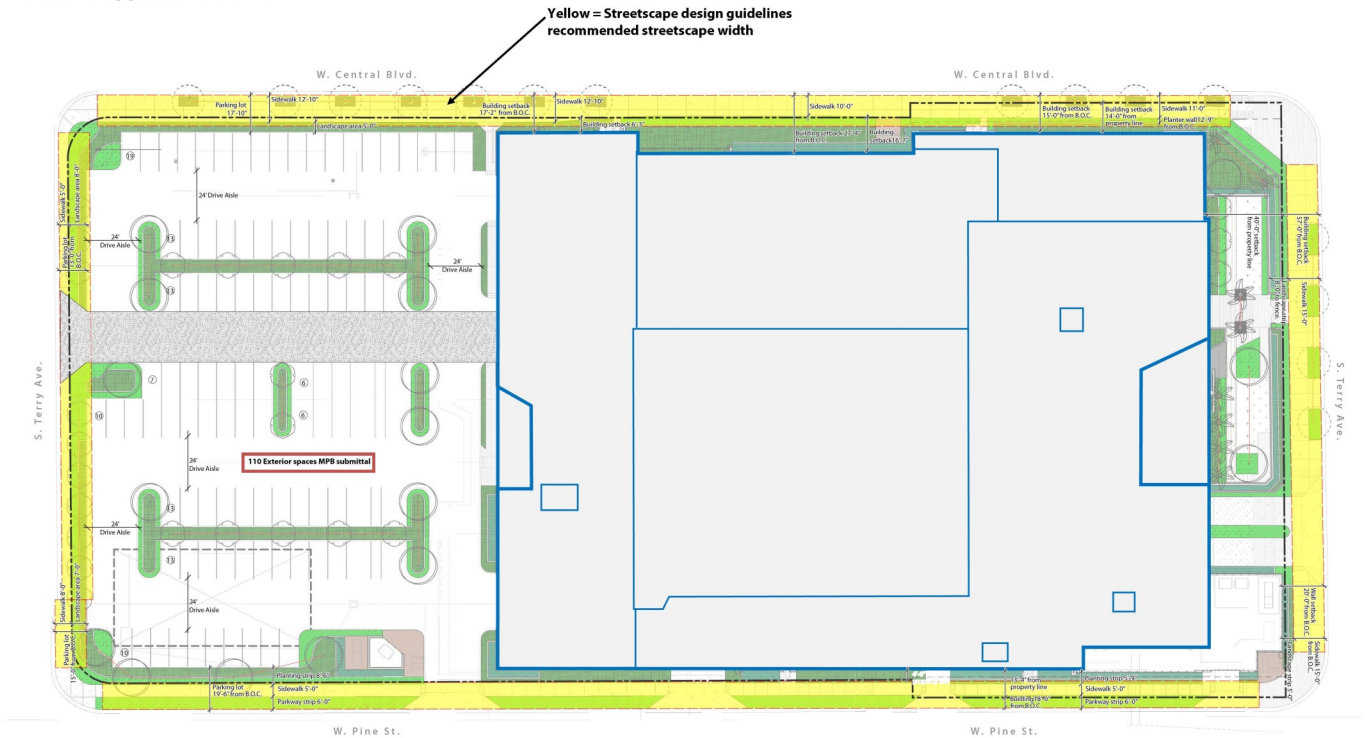
ARB Staff Streetscape Recommendations

Staff has recommended alternatives to the proposed site plan in an effort to better meet the Downtown Orlando Streetscape Guidelines and provide a better pedestrian experience along Division, Terry and Central and the summary and graphics follow:

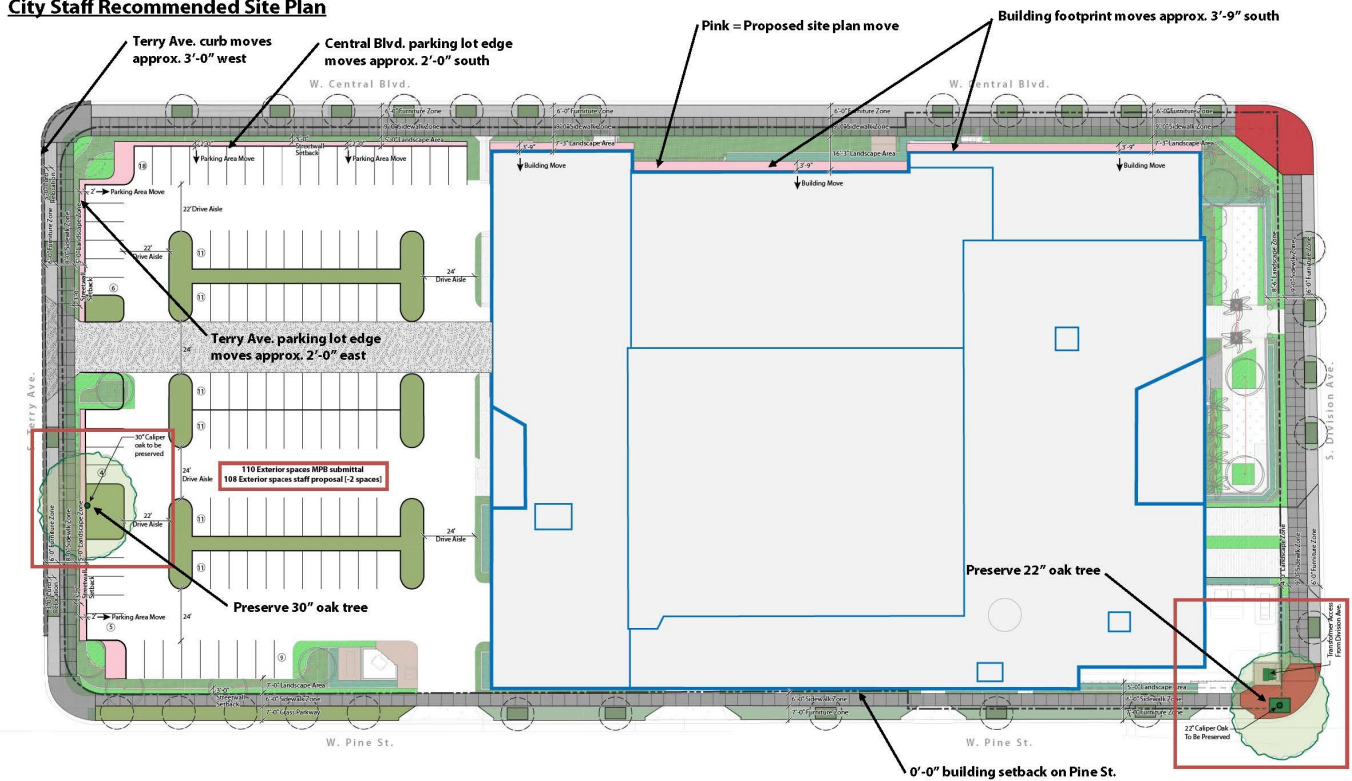
1. Move the entire building footprint approximately 3'-9" to the south. This will create a zero-foot building setback on Pine St., but will not require any changes to the actual building footprint. The 3'-9" move will provide enough room for the required 15-foot streetscape zone and code compliant 7'-0" minimum landscape buffer along the Central Blvd. parking garage frontage.
2. Move the north edge of the surface parking along Central Blvd. 2-feet to the south, reducing the northern drive aisle width from 24-feet to a still acceptable 22-foot wide drive aisle. This move will accommodate the required 15-foot streetscape zone and a 5-foot landscape buffer with a streetwall.
3. Move the Terry Ave. curb 3-feet to the west, eliminating the tamper in between Pine St. and Central along Terry, and move the western edge of the parking area along Terry 2-feet to the east. This alteration will allow for a 14-foot wide streetscape and 5-foot landscape buffer with streetwall along the Terry Ave. parking lot frontage.
4. Along the Pine St. parking lot frontage provide a 7-foot grass parkway strip with canopy trees and a 6-foot wide sidewalk. Along the Pine St. building frontage provide a 13-foot wide concrete streetscape zone [Treatment 4] with minimal tree plantings. The Treatment 4 streetscape will accommodate the Magic's desire to park media and broadcast vehicles along the Pine St. building frontage.
5. Based on the above parking area modifications staff has redesigned the surface parking configuration to allow for sufficient area to preserve the existing 30-inch caliper oak tree along the Terry Ave. frontage while only reducing the parking yield by 2 spaces, from 110 surface parking spaces to 108 surface parking spaces.
6. Preserve the existing 22" caliper oak tree at the corner of Division and Pine. The tree location doesn't interfere with the building footprint and a 6-foot wide sidewalk can be provided between the tree and the proposed transformer if the transformer at the corner of Division and Pine is rotated 90 degrees so it fronts and is accessed off of Division.

ARB Staff Streetscape Recommendations

MPB/ARB Applicant Site Plan

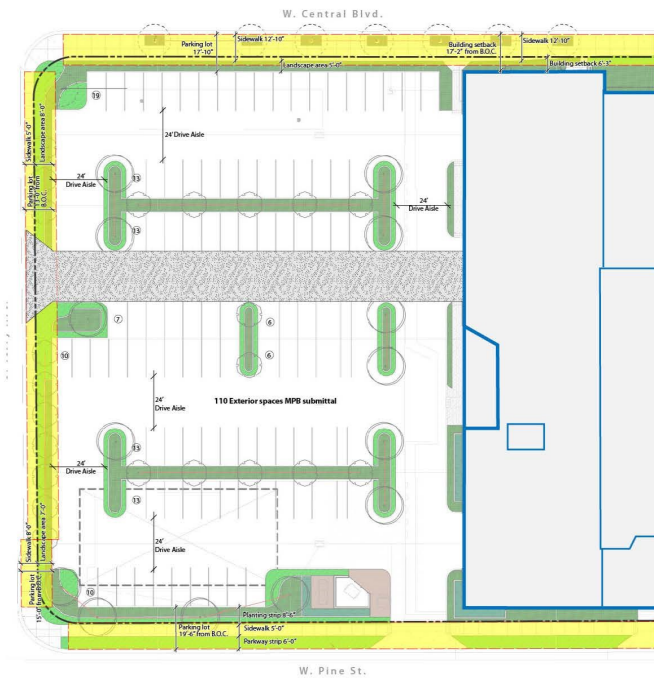


City Staff Recommended Site Plan

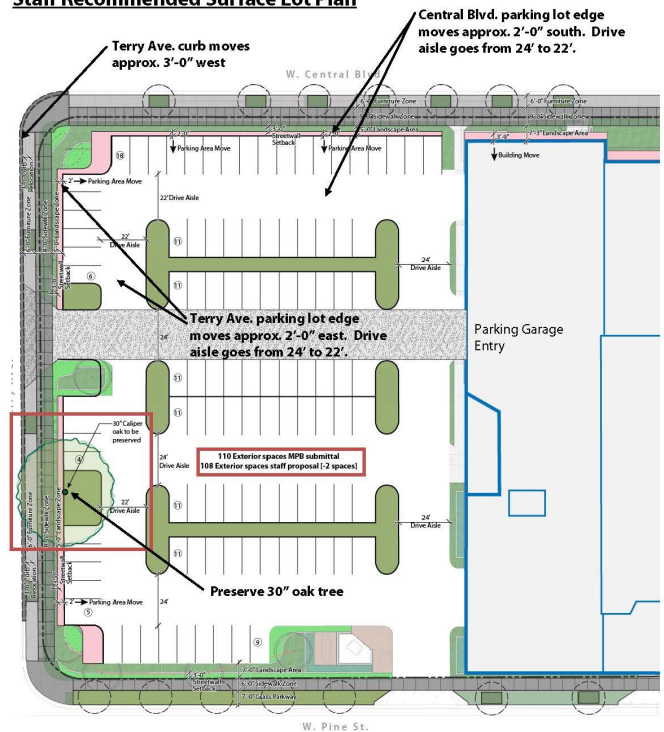


ARB Staff Streetscape Recommendations

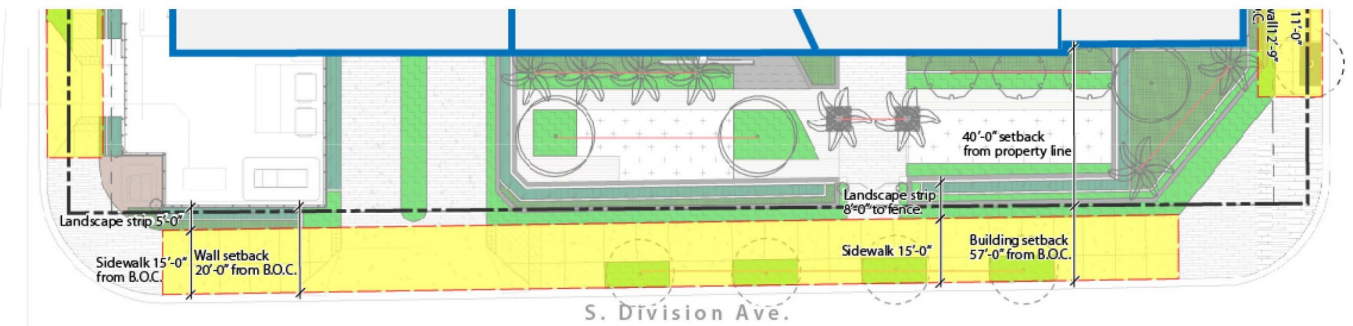
Applicant Surface Lot Plan



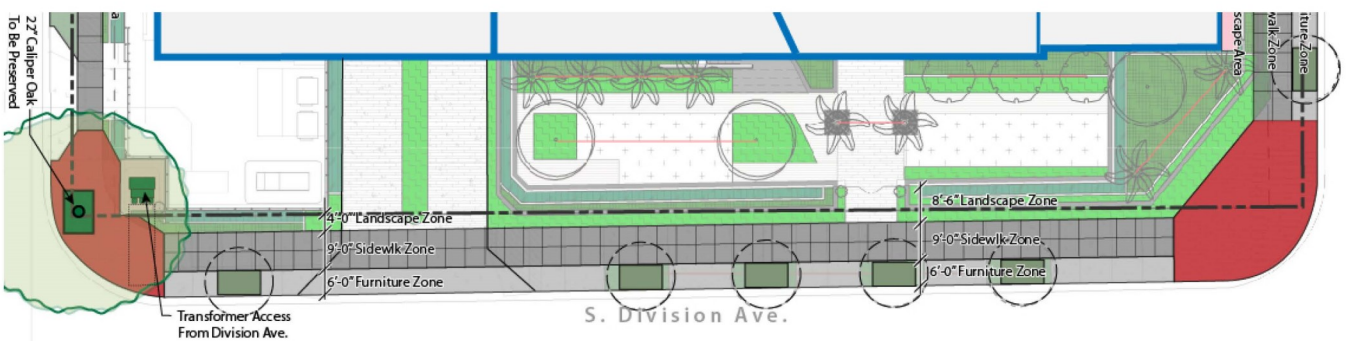
Staff Recommended Surface Lot Plan



Division Ave. Streetscape Submitted

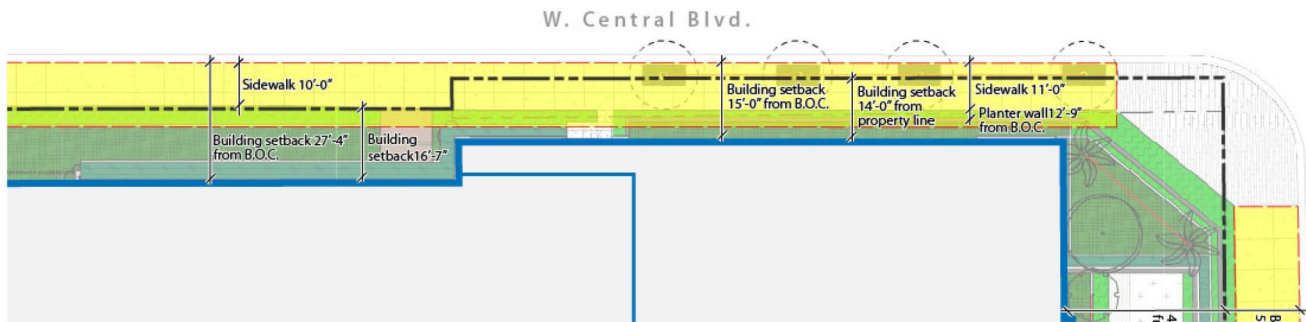


Division Ave. Streetscape Staff Recommendation

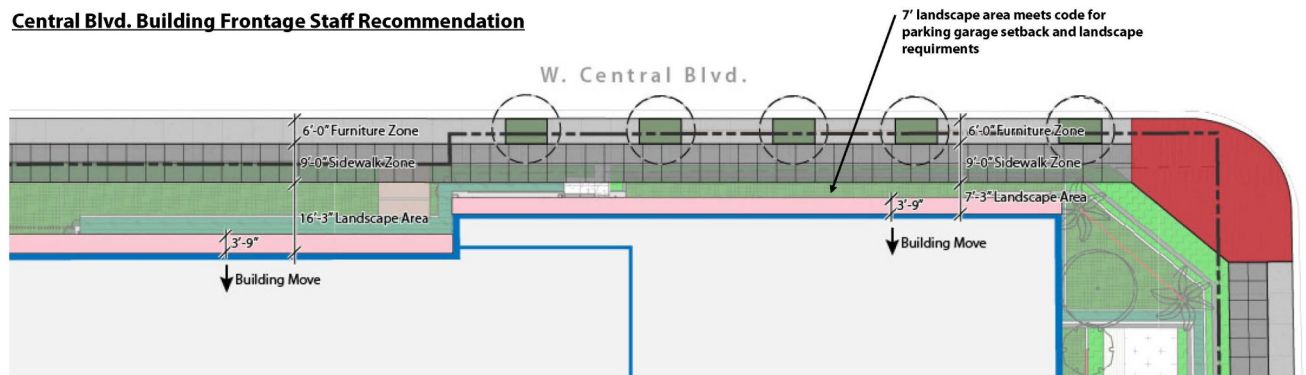


ARB Staff Streetscape Recommendations

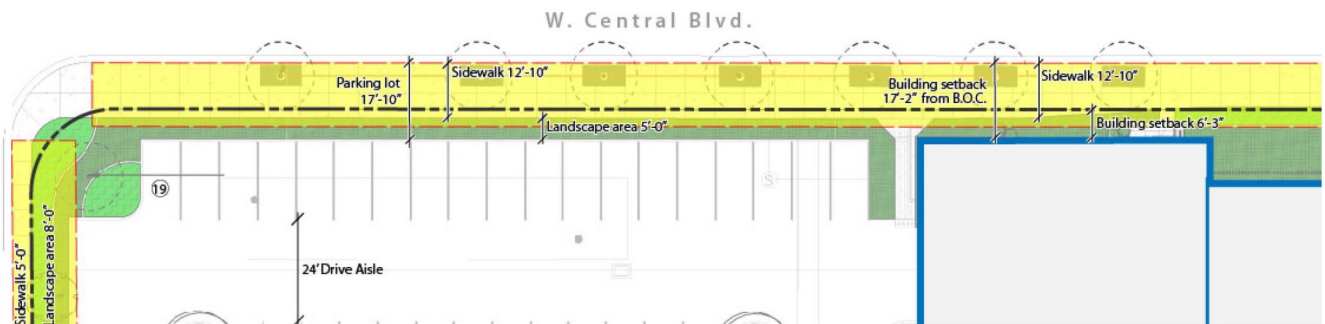
Central Blvd. Building Frontage Submitted



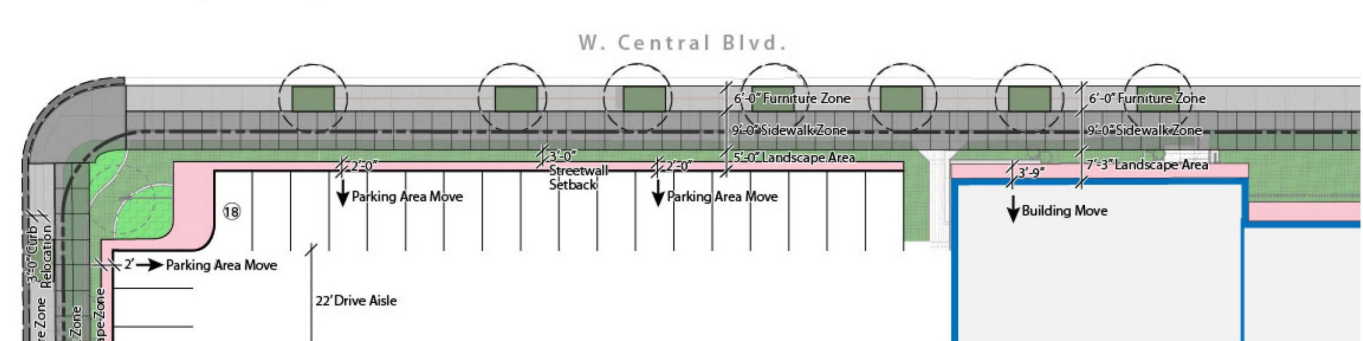
Central Blvd. Building Frontage Staff Recommendation



Central Blvd. Parking Lot Frontage Submitted



Central Blvd. Parking Lot Frontage Staff Recommendation



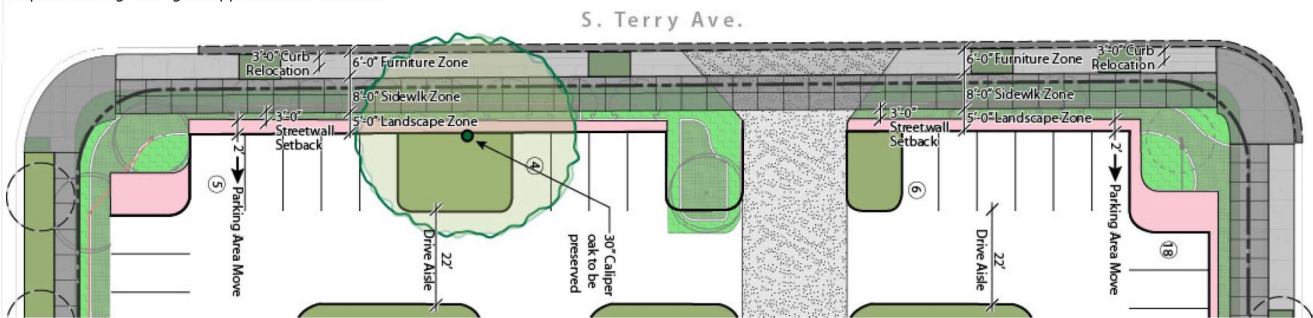
ARB Staff Streetscape Recommendations

Terry Ave. Parking Lot Frontage Submitted

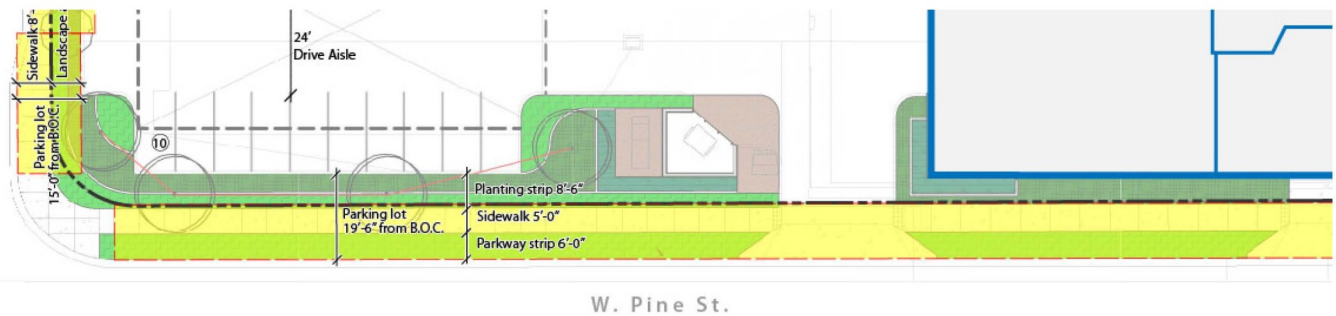


Terry Ave. Parking Lot Frontage Staff Recommendation

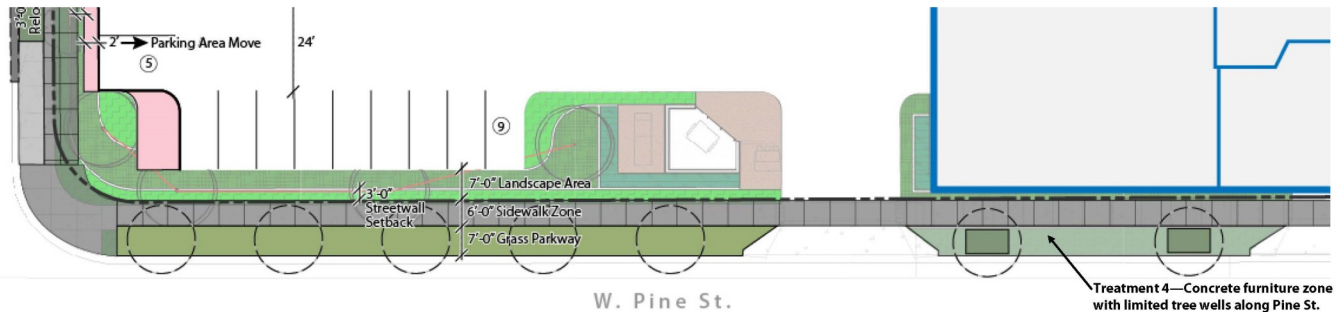
*Transportation Engineering has approved curb relocation.



Pine St. Parking Lot Frontage Submitted

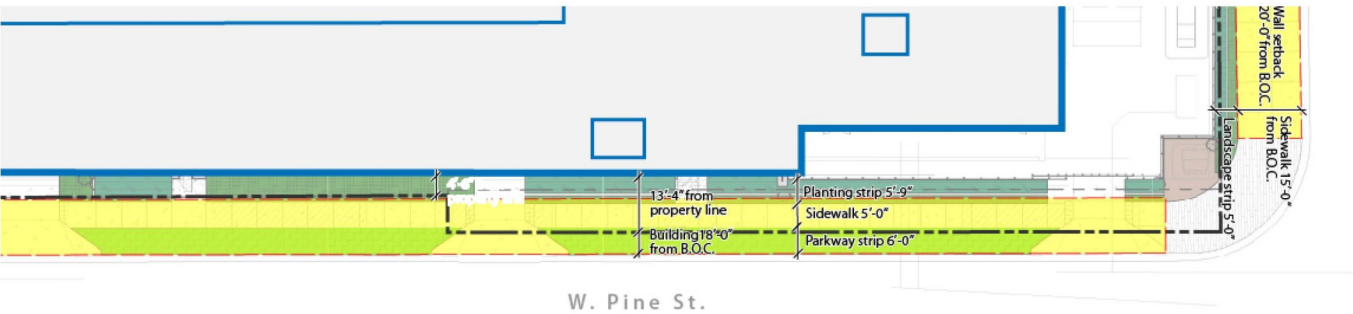


Pine St. Parking Lot Frontage Staff Recommendation



ARB Staff Streetscape Recommendations

Pine St. Building Frontage Submitted



Pine St. Building Frontage Staff Recommendation

