February 20, 2014 Appearance Review Board

APPEARANCE REVIEW BOARD

MEETING MINUTES
February 20, 2014

OPENING SESSION:
• Chairman Greg Witherspoon called the meeting to order at 2:00 P.M.
• Shaniqua Rose, ARB Recording Secretary, conducted the Roll Call.
• Determination of a quorum was confirmed
• Chairman Witherspoon read the Welcome, General Rules of Order and the Appeals process.

MINUTES

Board Member Matt Taylor moved APPROVAL of the revised November 21, 2013 ARB Meeting Minutes. Board Member Daisy Staniszkis seconded the motion, which was voted upon and passed by unanimous voice vote.

Board Member Mike Beale moved APPROVAL of the January 16, 2014 ARB Meeting Minutes. Board Member Justin Ramb seconded the motion, which was voted upon and passed by unanimous voice vote.

ANNOUNCEMENTS

• There were no Announcements.

New Business

• There were no items for New Business.

CONSENT AGENDA

• There were no items on the Consent Agenda.
REGULAR AGENDA:

1. 315 W Concord Street – Lexington Court

Applicant/Owner: Paul Missigman, Concord Lexington, LLC
Location: 315 W. Concord Street
District: 5
Project Planner: Doug Metzger, AICP, LMT

ARB2013-00103

Request for a Major Certificate of Appearance
Approval for a new 109 unit, 5-story multi-family
building including a ground floor parking garage
with office space, amenities support services and
residential units.

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

1. Architecture
   a. Doors (and any pedestrian entrances) that lead directly from the sidewalk shall be recessed so the doors do not swing open into the sidewalk area.
   b. The windows on the residential units shall be recessed from the façade or trimmed with a material that is 1.5" in depth to provide more texture and shadow lines on the facades.
   c. Primary pedestrian entries shall be clearly expressed and highlighted, and recessed or framed by a sheltering element such as an awning, canopy, arcade, porch, or portico. All elevations facing streets shall have pedestrian entrances.
   d. Durable materials such as stone, brick, pre-cast, etc. are encouraged. Stucco may be appropriate on upper levels.
   e. The ground floor building walls facing open space or pedestrian pathways shall contain a minimum of 15% of transparent materials. A minimum of 10% transparency shall be provided on all floors facing the street, open space, pedestrian pathways above the ground level. The ground floor building walls facing N. Hughay Ave., W. Concord St. and Lexington Ave. shall contain a minimum of 15% of transparent materials located between 3 and 7 feet measured from ground level. Transparent materials on walls not parallel or approximately parallel to the street and on doors shall not be counted toward the minimum transparency requirement. All glass at the ground level shall be clear. Minimum light transmittance shall be 80%. High performance or low-e glass may be considered as an alternative with a minimum transmittance of 60%. No windows shall be dry-walled, or have permanent partitions installed on the interior to block natural surveillance. Tinted, reflective, or spandrel glass is not permitted.
   f. Venting & Exhaust. All venting and exhaust for mechanical and utilities shall be a minimum of 10 ft. above grade, and shall be designed and integrated with the building so as to be seamless with the overall architecture of the building. Vent covers or louvers shall be flush with the face of the building. Dryer venting shall require ARM minor application prior to issuance of building permit.
   g. Mechanical Equipment. All mechanical equipment shall be screened and meet the conditions of the Land Development Code.
   h. Backflow Preventer. The backflow preventer/s shall be located so as not to be directly visible from the right-of-way and should be screened from view where necessary. They shall be clearly identified on the final site plan.
   i. Exterior Doors. View panels shall be provided in all exterior solid doors to provide visibility for pedestrians exiting, including emergency exit doors.
   j. Fencing. Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fences are prohibited.
   k. Any traffic signalization controls shall be housed outside the sidewalk areas, and incorporated into the exterior architecture of the buildings.

2. Building Materials
   a. It is recommended required that the hardy board lap siding shall cover no more than 25% of each building elevation.
   b. Building Base -- The first architectural band above grade and knee walls of the patio areas shall be constructed of honed or split-faced block which is more durable than the originally proposed rusticated stucco. Rusticated stucco can be utilized for the remainder of the ground floor. The applicant has
proposed aerated concrete or an equivalent which is acceptable to staff.

c. Building Color—Final building and paint colors shall be reviewed by the ARB Members prior to issuance of a building-permit Certificate of Occupancy.

3. Lighting
a. All utilities, including street light poles, shall be kept out of the pedestrian path.

b. A signed and sealed lighting plan consistent with Orange County's lighting ordinance (Ord. No.2003-08, §1.6-3.03) or a Photometric Plan subject to approval by the Planning Official shall be submitted with permitting drawings.

c. Street lights on Hughey and Concord shall be double acorn fixtures meeting the requirements of the Downtown Orlando Streetscape Guidelines.

d. Light-emitting diode (LED) lamps are encouraged.

4. Solid Waste Management

All dumpsters, trash compactors, and other solid waste containers shall be housed internally, or housed in spaces designed into the building walls. Decorative gates shall be installed to coordinate with principal structure and shall be painted to match the color of the enclosure walls.

5. Signs
a. High-Rise Signs—Two high-rise signs are proposed for the project. They shall comply with all of the conditions of Sec. 64.246 of the Land Development Code and shall glow white at night.

b. Project Identity Sign—The "Lexington Court" over canopy sign and "Leasing Office" sign on W. Concord St. are considered appropriate for this type of project.

c. The "Lexington Court" projecting blade signs along N. Hughey Ave are also considered appropriate for this site.

d. Sign Permit—ARB approval of signs does not signify approval of a sign permit. All signs will be required to receive a sign permit (BLD permit) prior to installation. Sign designs submitted for sign permits shall be consistent with the sign designs and Conditions of Approval of this ARB case.

6. Site Improvements
a. Consistent with the Downtown Orlando Streetscape Guidelines, the public pedestrian zone shall have a minimum width of 15', provided from the back of the street curb. To allow for proper street tree growth; an alternative pedestrian zone width of 11.5 feet has been approved along Hughey Avenue to allow for a landscape buffer area adjacent to the ground floor parking garage.

b. The pedestrian zone shall be clear to the sky and unobstructed by architectural projections overhead. Awnings and canopies spaced between trees are acceptable. This pedestrian zone may occupy both public and private property.

c. The Streetscape Treatments, as defined by the Streetscape Guidelines, shall be Treatment 4, Window Pane Street, along Hughey and Concord. Treatment 4 is typified by concrete sidewalks with "window pane" (aka "picture frame") hand-troweled joints, rectangular planters, double-acorn streetlights, and Lawrenceville brick corners at intersections.

d. All street trees shall be installed with structural soil or an approved equivalent.

e. Along Lexington Ave., the streetscape treatment shall be Treatment 5, Parkway Street.

f. Street sidewalks crossing driveways shall be continuous, with a smooth grade.

g. Street Tree Spacing – Street trees shall be spaced approximately 30 feet apart on both Hughey Avenue and Concord Street.

h. Street Light Spacing – The double acorn street lights shall be spaced approximately 60 feet apart on both Hughey Avenue and Concord Street.

i. Lexington Avenue Streetlights – Single acorn street lights as shown on the proposed plans are approved as submitted.

j. Wheelchair Ramp – The northern wheelchair ramp at the intersection of Hughey and Concord shall be removed. There is no sidewalk or other pedestrian facility on the opposite side of Hughey that requires a wheelchair accessible ramp or pedestrian crossing of Hughey Avenue at that location.

k. Street sidewalks crossing driveways shall be continuous, with a smooth grade.

l. Security Gate Requirements—If in the future the project proposes security gates the location and design of all vehicle and pedestrian access / security gates shall meet Orlando Land Development Code (LDC) and Engineering Standards Manual (ESM) requirements. Vehicle access gates shall be designed to provide a turnaround area for denied or errant entries, vehicular storage / stacking, guest access, emergency access, etc. The gates shall be positioned (offset) to allow the length of at least one design vehicle to be stored between the keypad and the sidewalk / road right-of-way (R-O-W) line. A detailed, scaled, and dimensioned preliminary design shall be submitted for review.
7. Landscaping
   a. All landscaping shall meet or exceed the minimum requirements of the landscape code current at the
time of each parcel development, and shall additionally comply with the Downtown Orlando Streetscape
Guidelines.
   b. A report from the City Arborist on the health and viability of existing trees is required.
   c. Trees clearing (excluding the clearing of invasive exotic species) shall not commence until full site and
building development plans have been approved.
   d. Street tree species shall be determined in conjunction with City staff. City staff shall have the right to
inspect and select street trees at the nursery supplier prior to shipping to the site.
   e. Parking Garage – At a minimum a hedge 36" tall at the time of installation that will grow to a maintained
height of 48" shall be planted along the northern and western wall of the parking garage.
   f. Lexington Avenue Planting Strip - A fast-growing hedge, such as viburnum or ligustrum, should be planted
in the Lexington Avenue planting strip to reduce the visual impact of the Crowne Plaza parking lot. The
hedge should be a minimum of 30-inches in height at installation and be maintained to a minimum
height of 36-inches after the first year. Individual shrubs in hedge should be installed at a minimum
spacing of 30-inches between plants along the entire length of the fence line.
   g. Garage Landscaping: The approximate 3 ft. along the rear of the garage is for interim purposes only. 7 ft.
shall be provided at the time of Phase II review.
   h. The 3.5 ft. of landscaping relief is applicable to the exposed garage façade along the east side of
the building only. In addition to the landscaping provided the proposed garage screening shall incorporate
greenery. Final design of the fenestration shall be subject to ARB staff review.

8. Bicycle Parking and Bicycle Parking Design Requirements
   a. Bicycle parking shall be provided as required by and in accordance with the standards of the Orlando
Land Development Code (LDC), Chapter 61, Part 3D.
   b. For the residential portion, a minimum of five (5) short-term and five (5) long-term spaces are required.
Non-residential uses shall require bicycle parking in the amount indicated in Chapter 61, Figure 28,
based on the land use and square footage.
   c. All required bicycle parking shall be located on the same building site as the use being served.
Short-term spaces shall be located within 120 feet of and clearly visible from the principal entrance of
the building served (including both the patron and employee entrances where separate entrances are
provided); long-term spaces shall be located within 500 feet of the principal entrance.
   d. Design standards shall comply with Section 61.355 of Orlando City Code, Chapter 61. All bicycle parking
spaces shall comply with the following standards:
   e. Minimum aisle width: 60 inches, to allow for access and maneuvering.
   f. Accessibility: Accessible to users without climbing or descending stairs.
   g. Safety: Separated from vehicle parking spaces by physical barriers, such as curbs, wheel stops, bollards
or other similar features, to protect bicycles from damage.
   h. Site Coordination: Consistent with the design, color and character of the buildings, street furniture and
other features on the building site, but clearly discernible as bicycle parking.
   i. Type: Enable users to lock the frame and both wheels.
   j. Construction: Anchored, so that they cannot be easily removed.
   k. Interior lockers and showers are encouraged

9. Sustainable Construction Methods
   Water conservation, energy conservation, and low-maintenance landscape design are strongly encouraged.

10. Model
    Prior to permitting, a physical 1"= 100' model of the project (or each building as it's developed) should be
provided for the DDB/CRA model. At time of permitting, submit a 3D virtual model in the City of Orlando's digital
format for the Virtual Orlando model (See CAD Standards City of Orlando for format).

Mr. Doug Metzger gave a PowerPoint presentation, explained the elements of the project and read the
staff conditions.

Board Member Mike Beale questioned the standards in place for material usage Downtown. Mr. Metzger
read from the “Downtown Design Guidelines" section C which is part of the Downtown Streetscape
guidelines as well as from the "Downtown Outlook", in response to what materials are recommended or
allowed for use Downtown CRA.

Marc Gauthier, 200 E. Canton St., Winter Park, FL 32789, applicant, presented an elevation of the
building with colors, thanked the board for their input, expressed that they are in agreement with staff conditions and asked if there were any questions.

Board Member Tim Lemons requested clarification about the composition of the aerated concrete that is proposed for the base of the building. Randall Slocum, 1162 N. New York Ave., Winter Park, FL 32789, Project Architect, explained that it would be precast. Board Member Lemons was also concerned with the tight weave of the garage mesh, stating that according to the plans the “free area” appeared to be small and he wondered if the proposed mesh would meet the 50% airflow requirement for the garage because that would affect the approved design. Mr. Slocum stated that the calculations had not been completed yet. Board Member Lemons also expressed concern about the exterior dryer vents throughout the building. Mr. Gauthier explained that the architectural drawings have not gone beyond the design submitted for ARB but, Mr. Slocum would make sure that the ventilation gets integrated with the building design when the plans are submitted for a building permit.

Board Member Jeffrey Bush expressed concerned with the vertical exterior columns and window treatment colors. Extensive conversation ensued between the Board, the applicant, Staff and the architect regarding the color scheme of the entire project and a condition that the final building colors come back before the ARB prior to issuance of a Certificate of Occupancy was proposed and accepted by the applicant.

Board Member Bush also needed clarification on the signage locations, expressing concerns that it might cover up windows. The applicant and architect explained that the signage would not block residential windows and that the final design for building permit, including signage drawings had not been completed as yet.

Board Member Matt Taylor congratulated the applicant on the changes and also stated his concern with the color of the vertical columns, color #11; the proposed and accepted condition addressed this issue.

Board Member Mike Beale expressed concerns about the suburban look of the building in the more urban downtown area.

Motion: Board Member Tim Lemons moved approval of this item with changes to conditions # 2a, 2c and 1f, Board member Matt Taylor seconded the motion, which was voted upon and passed by unanimous voice vote.

2. 325 N. Parramore Avenue – Nap Ford Community School

Applicant: Walter Hawkins, City of Orlando Downtown Development
Board
Location: 325 N. Parramore Ave.
District: 5
Project Planner: Ken Pelham

ARB2014-00008 Request for a Major Certificate of Appearance Approval for the addition of four accessory classroom buildings and associated improvements.

Recommended Action: Staff recommends APPROVAL of the request with the following conditions:
1. The canopy, including posts, shall be entirely aluminum or steel. The elevated pedestrian deck between the buildings may be wood, concrete, steel, or aluminum.

2. All necessary permits must be approved before any work commences.

3. This recommendation does not constitute zoning or land use approval. Minor changes required during the permitting process will not require additional ARB review, but will be reviewed by staff. Paint colors shall require a Minor Review.

4. Documentation shall be provided during permitting that the existing perimeter landscaping shall be rehabilitated as needed.

5. Exterior colors for the entire campus shall be selected by the school staff with approval by City staff as a Minor Review.

Mr. Ken Pelham gave a PowerPoint presentation, explained the scope of work and read the staff conditions. Board Member Mike Beale needed clarification on the location and surrounding buildings. Mrs. Kelly Moody, DDB/CRA Project Manager, named the exact location as well as different buildings around the area.

Board Member Beale also expressed concerns about the buildings not being uniform because the applicant is using different portable styles (windows, roofing, etc) than the existing structures. Mrs. Moody stated that this would be a temporary building solution to allow the school to overcome some financial hurdles and that additional efforts would be made to get the new portables to more closely match the current facility.

Board Member Daisy Staniszkis questioned how the new portables would affect parking on the campus. Walter Hawkins, Director of Urban Development, explained that the recreation center has agreed to share parking with the school.

Board Member Tim Lemons stated that the school offers great programs but he was concerned that the landscape and recommended landscape screening to cover up the sections of the portables are not going to be the same as what is already onsite.

Motion: Board Member Matt Taylor moved approval of this item. Board Member Justin Ramb seconded the motion, which was voted upon and passed by unanimous voice vote.

3. 400 S. Orange Avenue – City Commons Plaza Renovations

Applicant: Jason Burton, City of Orlando Community Planning Studio
Location: 400 S. Orange Ave.
District: 5
Project Planner: Jason Burton

ARB2014-00011

Courtesy Review of the conceptual renovation plans for City Commons Plaza that are associated with the proposed Dr. Phillips Performing Arts Center plaza and streetscape.

Recommended Action: Courtesy Review, No Action Required

Mr. Jason Burton gave a PowerPoint presentation, explained the scope of the project, noting that this is for a courtesy review only. He asked for suggestions and recommendations from the Board. Board Member Mike Beale requested clarification on whether the ramps were replacing the steps. Mr. Burton explained that only certain areas were being replaced with a ramp. Board Member Beale asked if the area would be maintained by the existing entities because previous maintenance efforts had been lacking. He also stated certain paved areas needed restaining. Mr. Burton said it would be maintained once the project was complete.
Board Member Justin Ramb needed clarification on the purpose of the space. Mr. Burton let the Board know that the area is a park and it is being redesigned as an overflow for the Dr. Phillips Performing Arts Center plaza, too.
Board Member Tim Lemons recommended that there be more pedestrian safety measures. He also expressed that the Brise-soleil pieces from the soon to be demolished Round Building should be incorporated into the plaza area to emphasize the history of the area.
Board Member Daisy Staniszkis asked for clarification about the use of bollards in the walkway. Mr. Burton said it had not been finalized what the exact safety method that would be used for pedestrians.
Chairman Witherspoon closed the discussion since no action was required.

OTHER BUSINESS:

ARB Minor Reviews since the January ARB Meeting
1. ARB2013-00100 626 Lake Dot Circle – Orlando Day Care Shade Structures
2. ARB2013-00101 629 E. Central Blvd. – Canopy addition to former Hue Restaurant Location
3. ARB2013-00102 480 N. Orange Ave., Central Station – Modifications to Residential Building
4. ARB2014-00003 419 Chapman Court – Post demolition conditions
5. ARB2014-00005 100 S. Eola Drive – Sanctuary Re-painting
6. ARB2014-00006 105 N. Rosalind Ave – Lake Eola Park, trash compactor structure with solar panels
7. ARB2014-00009 601. Westmoreland Dr. – Post demolition conditions
8. ARB2014-00010 540 W. Washington St. – Post demolition conditions
9. ARB2013-00037 11 N. Summerlin Ave. – Barry Miller Law Firm sign

OLD BUSINESS:

None

ADJOURNMENT:

Chairman Greg Witherspoon adjourned the meeting at 4:33 p.m.

STAFF PRESENT

David Bass, City Attorney’s Office
Ed Petersen, City Planning
Doug Metzger, City Planning
Richard Forbes, City Planning
Walter Hawkins, Director of Urban Development

Thomas C. Chatmon Jr., Executive Director
Christel Brooks, Administrative Specialist
Shaniqua Rose, Board Secretary
Jason Burton, City Planning
Ken Pelham, City Planning

Walter Hawkins, Acting Executive Secretary

Shaniqua Rose, Board Secretary