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 Greg Witherspoon read the Welcome, General Rules of Order and the Appeals process.

MINUTES
A motion was made by Matt Taylor and seconded by Daisy Staniszkis to approve the September 17, 2015 ARB Meeting Minutes. The motion carried unanimously 5-0.

ANNOUNCEMENTS
- There were no announcements.

CONSENT AGENDA: None.

REGULAR AGENDA:
1. 725 Main Lane – Crescent Lucerne

Owner/Applicant: Orlando Health/Jim Berardinelli
Location: 725 Main Lane
District: 5
Project Planner: Doug Metzger

ARB2015-00060 Request for a Courtesy Review for a mixed-use development; 373 apartment units, 38,000 sq ft of retail space, which includes a grocery store and a free standing parking garage with 459 parking spaces and 145 spaces of podium parking.

Recommended Action: ARB and City Staff has reviewed the Applicant’s submittal documents and has the following Courtesy Review comments:

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 in this staff report.
   ii. Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City to define maintenance responsibilities for the streetscape and other aspects of the public realm.
iii. City Services Easement—A city services easement shall 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. Street Trees – High rise live oaks trees shall be planted as the primary street tree in the furniture zone and parkway strips. Sylvester Palms may be used as accent trees at the building entrances.

ii. Structural Soil – To minimize root damage to adjacent pavement areas, structural soil or a Planning Official approved equivalent shall be installed around all canopy street trees consistent with detail 3.4-O and 3.4-P of the Downtown Orlando Streetscape Guidelines.

iii. Street Lights – Double acorn 40-watt LED streetlights, consistent with the Downtown Streetscape Design Guidelines and spaced based on OUC lighting requirements shall be used on S. Orange Avenue, W. Gore Street and S. Lucerne Circle in the furniture zone. Single acorn 40-watt LED streetlights should be utilized on Main Lane and Kuhl Avenue.

iv. Curbing—There are several sections of roadway in the proposed plan with flush curbing. Unless approved by Transportation Engineering all curbing for the project shall be Type F vertical curb with gutter pan.

v. Corner Treatments—The corner treatment at all corners shall be concrete or Lawrenceville Brick, with a 6-inch thick sub-base for the first 6-feet from back of curb and for all ADA ramps that transition to a 4-inch thick subbase to the face of the building. Corner treatments shall provide two directional accessibility ramps at each corner perpendicular to the centerline.

vi. Rain Gardens—ARB Staff supports the use of rain gardens in the streetscape zone. However, rain gardens proposed inside the streetscape zone shall require Transportation Engineering approval prior to issuance of building permits.

vii. Valve and Junction Boxes—All at-grade junction, valve and control boxes in the streetscape zone shall be traffic bearing grade boxes and lids, painted per the downtown streetscape standards.

viii. Pedestrian Crossings—The pedestrian crossings at the garage access points and other driveway cuts shall be level and at the same grade as the sidewalk adjacent to the driveway. A pavement treatment that contrasts with the vehicle lanes shall be used in order to clearly define the pedestrian zone. Reflective paint alone is not acceptable, but may be used in conjunction with pavers or other surfaces to outline the pedestrian path for night time safety.

ix. Mid-Block Treatment—The mid-block curb cuts into the garage and service areas shall meet the mid-block curb cut standards in the Downtown Streetscape Guidelines.

x. Building Entries—Building entries should face the street and be recessed, or the door ways shall open inward so that ingress, egress and entry doors do not conflict or open directly into the pedestrian clear zone.

xi. Curb Cuts—All existing curb cuts shall be removed and the streetscape and curbing restored during construction.

xii. Pedestrian Clear Zone — In no instance shall vertical structures or obstructions be allowed in the required pedestrian clear zone.

xiii. Specialty Paving — Specialty paving 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.

xiv. ARB Final Review—Final streetscape plans shall be submitted for ARB Final Review and approval prior to submittal for building permits.

C. S. Orange Avenue and West Gore Street

i. Width—The streetscape width on S. Orange Avenue and W. Gore Street shall be a minimum of 15-feet from the back-of-curb. The furniture zone shall be a minimum of 6-feet wide and include 6-foot by 9-foot street tree wells and double acorn street lights. The pedestrian clear zone shall be a minimum of 9-feet in width.
ii. On-Street Parking Bays—The streetscape zone should be a minimum of 15-feet wide behind on-street parking bays with a 6-foot wide furniture zone and 9-foot wide pedestrian clear zone. Long runs of on-street parking spaces shall be broken up with tree islands every three spaces. The street tree and street light spacing shall be maintained adjacent to the on-street parking bays but shall be located in a manner that doesn’t conflict with the ingress and egress movements of cars parked in the on-street spaces.

iii. Treatment 4—The South Orange Avenue and W. Gore Street streetscape shall meet the requirements of Treatment 4 in the streetscape design guidelines. A 5-foot wide sidewalk grid with troweled edge and medium broom finish shall be installed from back of curb to building face.

iv. Completion—The streetscape along S. Orange Avenue shall be completed from S. Lucerne Circle to W. Gore Street with the development of buildings 2000 and 3000. The streetscape along W. Gore street shall be completed along with the completion of Buildings 1000 and 2000.

D. Main Lane

i. Width—The minimum streetscape width on Main Lane shall be 15-feet from the back-of-curb with a minimum 7-foot wide parkway strip and 8-foot wide concrete sidewalk.

ii. Curbing—Unless approved by Transportation Engineering all curbing along Main Lane shall be Type F vertical curb with concrete gutter pan.

iii. Treatment 5—The Main Lane streetscape shall meet the requirements of Treatment 5 in the streetscape design guidelines.

iv. Completion—The Main Lane streetscape shall be completed from S. Lucerne Circle to W. Gore Street in those areas adjacent to Crescent Lucerne and Orlando Health parcels with the completion of Buildings 1000 and 2000.

E. Kuhl Avenue [East Side]

i. Width—The minimum streetscape width on the east side of Kuhl Avenue shall be a minimum of 13-feet wide from back-of-curb. The parkway strip shall be a minimum of 7-feet wide along the entire project frontage and the pedestrian clear zone shall be a minimum of 6-feet in width.

ii. Treatment 5—The east side of the Kuhl Avenue streetscape shall meet the requirements of Treatment 5 in the streetscape design guidelines.

iii. Completion—The Kuhl Avenue streetscape along the entire project frontage shall be completed with the completion of Building 1000.

F. Promenade Street — Even though the promenade street is a private street it shall be designed to meet the design standards of the City’s Engineering Standards Manual including Type F vertical curb unless an alternative design is approved by Transportation Engineering.

G. Tree Preservation/Mitigation

i. Preservation — There are several mature specimen tress remaining on the site, especially around the project edges. It appears the applicant has tried to preserve some of those trees in their proposed plans. ARB Staff encourages the applicant to use their best efforts to preserve as many of the edge mature trees as is feasible. Each preserved tree will enhance the value and aesthetic vitality of the project area.

ii. Tree Removal/Mitigation—A tree removal permit is required to remove 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.

2. Architecture

A. Design Intent

i. ARB Staff fully supports the architectural direction and theme of the Crescent Lucerne project.
ii. Continued focused on the design and details at the base, through the middle and at the skyline of the buildings including architectural lighting will continue to be critical through the design and development process.

iii. Final architectural plans, elevations, materials and finishes shall be submitted for ARB Final Review and approval prior to submittal for building permits.

B. General Architectural Comments
i. Balconies, Canopies and Awnings — Balconies, canopies and awnings on the buildings may project into the city ser-vices easements. Canopies or awnings that project into the right-of-way will require Transportation Engineering approval. Balconies and canopies shall be no less than 17’-6” above finished grade to meet maintenance access requirements. Awnings shall be a minimum of 9-feet above finished grade.

ii. Exterior Doors — A minimum 4”x6” security view panels shall be provided in all pedestrian accessible exterior doors including emergency exit doors to provide visibility and security for pedestrians exiting the building.

iii. Windows — The windows on all facades shall be recessed 1 to 3 inches from the façade to provide additional design texture and shadow lines on the building façades. The addition of window sills or trim treatments is also recommended.

C. Transparency
i. The ground floor building walls facing all streets shall contain a minimum of 30% 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 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%.

iii. No windows at the ground floor level shall 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.

D. Skyline Architecture
i. The proposed skyline architecture presents varied treatments that provide a unique identity to the individual buildings while creating an overall cohesiveness to the architectural style and language of the project. Refinement of the skyline architecture should continue to be addressed during the final design process. Special attention should be paid to lighting of the skyline architecture so that the project shines as bright at night as it does during the day.

E. Building 1000
i. Architecture — Continued focus on the design and details at the base, through the middle and at the skyline of the buildings including architectural lighting will continue to be critical throughout the design and development process.

ii. Street facing residential units at the ground level shall provide doorways that face the street along with a sidewalk connection from the doorway to the primary sidewalk.

F. Building 2000
i. Architecture — Continued focus on the design and details at the base, through the middle and at the skyline of the building’s including architectural lighting will continue to be critical throughout the design and development process.

ii. Grocery Facade — The grocery store façade facing W. Gore Street does not meet the 15% transparency standard.

iii. Corner Treatment — ARB Staff has concerns about the proposed architectural/graphic treatment at the corner of Orange and Gore because there is not a pedestrian entry to the
grocery store at this significant and highly visible location. ARB Staff requests that the applicant continue to work closely with staff on the final design of this prime gateway area.

iv. Additional Grocer Entry — A second entry to the grocery store should be added on the S. Orange Avenue façade. ARB Staff suggests the area just south of the Building 2000 entry into the podium garage for a second entry so the operation of the 2nd entry can be coordinated with the primary entry located inside the podium garage area. The second entry shall be architecturally detailed in order to emphasize its importance along the streetscape. The entry is needed to meet Traditional City requirements.

v. Service Area—Decorative doors or gates that are architecturally integrated with the building design shall be utilized at the loading area. The doors or gates shall be closed when the loading area is not in use.

G. Building 3000
i. Architecture — Continued focus on the design and details at the base, through the middle and at the skyline of the buildings including architectural lighting will continue to be critical throughout the design and development process.

H. Pedestrian Bridge
i. Bridge Location — ARB Staff supports the location of the pedestrian bridge on Main Lane. Its location, setback from W. Gore Street is unobtrusive and the bridge elevation provides an architectural feature that not only connects the two blocks. It also connects the architectural themes of the project while accenting the semi-industrial project architecture.

ii. Agreements — The location of the pedestrian will require approval of the Transportation Engineering Division. A right-of-way agreement between the applicant and the City will also be required.

iii. Height — The minimum height of the pedestrian bridge above the finished Main Lane sidewalk grade shall be 17’-6”.

iv. Cladding—The bridge connections shall appear level as they cross Main Lane. Exterior cladding of the connections shall ensure a level appearance.

I. Parking Garage and Podium Parking Area
i. Elevations—The parking garage and podium parking elevations shall be designed to be architecturally integrated with the buildings they serve. The openings and materials of the parking garage facades should mimic the rhythm, materials and patterns of the rest of the project structures. This especially applies to the west parcel freestanding parking garage.

ii. Parking Garage Landscape—A dense landscape buffer or green screens shall be utilized along the ground level of the street facing facades that do not have an active use.

iii. Openings—The openings in the parking garage facades shall incorporate an architectural mesh infill. At the ground level the mesh shall be security grade.

iv. Screening—The parking garage shall be designed to minimize direct views of parked vehicles from streets and sidewalks. An opaque minimum 36-inch tall wall shall be installed to avoid headlight and spill-over light glare. Noise and exhaust fumes onto public use areas or adjacent properties shall be mitigated. Lighting that may be potentially visible from the garage shall be shielded.

v. Pedestrian Connection—A minimum 5 ft. pedestrian walkway shall be provided adjacent to the ingress/egress areas of the parking garage.

vi. Ramping—Angled exterior ramping shall not be visible from the right-of-way and shall be obscured from view through the use of exterior cladding, metal screening, or other alternative methods. Interior ramping and walls that might be visible through the garage openings shall be painted a dark gray or black.

vii. Ingress/Egress Slope—The slope of the grade from the ingress/egress point of a parking garage shall not exceed 2% for a minimum of 25 feet from the garage entry.
viii. Transformers—Electrical transformers incorporated into the ground level of a parking garage shall provide a minimum of 17'-6" of clearance above grade and demonstrate that there is adequate space and access for maintenance and replacement equipment movement and turning.

J. Outdoor Dining Area—Final detailing a layout of the proposed outdoor dining area will require and ARB Minor Review prior to issuance of a certificate of occupancy for the tenant space.

3. Lighting
A. A lighting plan compliant with the City’s lighting regulations [Chapter 63 2M.] including photometric and all proposed exterior lighting fixtures shall be submitted for ARB Final Review and approval prior to issuance of building permits.

B. It is encouraged that the skyline architecture of the buildings be significantly lit in order to make the building a beacon in the night time skyline.

C. Night time building elevations shall be submitted with the ARB Final Review application.

4. Mechanical Equipment
A. Venting & Exhaust—All potential restaurant venting and restaurant exhaust shall be directed to the roof of the building and shall not be visible from the public right-of-way. Restaurant venting is not permitted on any street facing façade of the buildings. All other venting and exhaust for mechanical and other utilities shall be a minimum of 12 ft. above grade and shall be integrated with the building design so as to be seamless with the overall architecture of the building.

B. Transformer Area Screening—Transformer areas outside the building envelope shall be screened with decorative, opaque fencing, landscaping and gates up to 6-feet in height.

C. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of the Land Development Code. An interior screen wall for rooftop mechanical equipment may be required to provide additional screening along with the raised parapet walls.

D. Backflow Preventer—Backflow preventer[s] shall be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. They shall be clearly identified on the final utilities plan.

E. Fencing—Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fencing is prohibited.

F. Overhead Powerlines—Existing overhead powerlines on the development site shall be undergrounded during construction.

G. DAS — Digital Antennae Systems will need to be integrated into the building architecture for life safety, police department and fire department localized communication services.

H. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations in the Final ARB Review application.

5. Signage
A. Master Sign Plan — A Master Sign Plan [MSP] including both the residential, retail and high-rise signage shall submitted for a separate ARB Major Review approval prior to the issuance of
a Certificate of Occupancy for the tower or retail spaces. The MSP shall clearly show how signage will be allocated between the tenants and the site as a whole and provide placeholders for locations of proposed signage. High-rise signs are permitted consistent with Sec. 64.246 of the Land Development Code but will require an ARB Major Review prior to permitting unless incorporated into the MSP.

B. Mid-Rise Projecting/Blade Signs — Mid-rise projecting/blade signs are not currently permitted in the City sign code. However there is current activity to amend the sign code to incorporate these types of signs. So therefore the proposed mid-rise blade signs will need to be incorporated in the PD Ordinance including the following conditions:
   i. A building site is allowed one [1] mid-rise projecting sign per each building face adjacent to a street, walkway or plaza.
   ii. The area of each permitted mid-rise projecting sign shall be counted as part of the low-rise signage allocation for the building site.
   iii. Mid-rise projecting signs shall only contain a single message and shall be permitted to incorporate a logo.
   iv. Mid-rise projecting sign faces shall be parallel to themselves; no opposing or angled sign faces.
   v. Mid-rise projecting sign text and graphics shall be push-through letters, illuminated channel letters with no visible racetrack or halo-lit dimensional solid letters. The sign face background shall be a solid color unless the Appearance Review Officer approves an alternative. Backlit cabinet sign faces shall not be permitted.
   vi. Mid-rise projecting signs shall not be allowed to incorporate digital screens or components but may include kinetic features in the sign design.
   vii. A mid-rise projecting sign shall be located so as to not conflict with the architectural elements or character of a building; decorative brackets may be utilized to attach the sign face to the structure but shall comply with the following location and size requirements.
      a. The sign face of a mid-rise projecting sign shall be no wider than four feet and shall be no thicker than 18-inches. The sign face and/or mounting brackets shall project no more than 5-feet from the building facade.
      b. In no instance shall a mid-rise projecting sign face be more than 40-feet tall.
      c. The bottom of a mid-rise projecting sign shall be no less than 17'-6" above finished grade.
      d. The top of a mid-rise projecting sign shall be no more than 60-feet above finished grade or no higher than the finished floor elevation of the top floor of a multi-story building, whichever is less.
   e. Mid-rise projecting signs shall be included in the MSP.

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 afterthought.

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

Matt Taylor declared a conflict.

Doug Metzger, briefly introduced the project to the Board and deferred to Jim Berardinelli, the applicant, who explained the project and gave background details on the design concepts of the project. The Board thanked Mr. Berardinelli for his presentation.
Mr. Metzger explained the staff concerns of the project and that the City will continue to work with applicant and design team throughout the rest of the process.

The Board was pleased to have a brick project proposed for downtown but had the following suggestions for the applicant:
- Ensure that Orange Ave and Gore Avenue treatment is public/pedestrian friendly.
- Try to conceal the mechanical equipment, so that it is not as viewable for the high rises.
- Research materials other than hardie board for the architectural panels.
- Reevaluate the brick and base treatments to ensure there is a consistent pattern.

Matt Taylor commented on some of the design concepts and expressed that the design team will work closely with Orlando Health to ensure that this project is designed to meet everyone’s expectations.

NEW BUSINESS:
1. Parramore PS-8 School Information - Mr. Metzger gave a presentation of the latest drawings for the PS-8 school and explained the timeline for the project.
2. Holly Stenger - Mr. Metzger informed the Board that Holly is leaving the City of Orlando.

OTHER BUSINESS:
1. ARB Minor Reviews completed since the September ARB Meeting:
   A. ARB2015-00061 - 133 W. Robinson Street - Renovations
   B. ARB2015-00065 - 101 S. Eola Drive - Awnings and Sign on Awning
   C. ARB2015-00064 - 201 Beggs Avenue - FAMU - Signage

2. Downtown Design Guidelines Meeting Schedule – Mr. Metzger explained the purpose of the Downtown Design Guidelines meetings, who will staff the meetings and presented the Board with the proposed schedule.

OLD BUSINESS: NONE.

ADJOURNMENT: THE MEETING ADJOURNED AT 3:20 PM.

NEXT MEETING: THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, NOVEMBER 19, 2015 AT 2:00 PM.

STAFF PRESENT:

David Bass, Assistant City Attorney
Walter Hawkins, Acting Executive Secretary
Doug Metzger, City Planning
Terrance Miller, City Planning

Shaniqua Rose, Board Secretary
Kenneth Pelham, City Planning
Holly Stenger, City Planning

Walter Hawkins, Acting Executive Secretary

Shaniqua Rose, Board Secretary