**SUMMARY**

**Project Description**
The subject site is bounded on the north by the W. Central Avenue on the east by vacant land and the Faith Deliverance Temple; on the south by W. Church Street and on the west by Glenn Lane. This application is an amendment to the 2014 ARB approval for the new 25,200 seat Orlando City SC soccer stadium and associated site facilities.

**Project History**
November 2014—ARB2014-00091, plans for a 19,200 seat City of Orlando soccer stadium are approved by ARB.

Spring 2015—Orlando City SC announced that it will take over the stadium and stadium design

October 2015—Orlando City SC submits revised plans for a 25,200 seat stadium to the ARB as an amendment to the 2014 Major Certificate of Appearance Approval [ARB2015-00071].

November 2015—The ARB deferred ARB2015-00071 at the November ARB requesting refinement of the façade design along Church Street.

**Public Notice**
A poster was posted on site, as of February 12th. Staff has received several inquiries from the public regarding this case.

---

**Case Number**
ARB2015-00071

**Applicant**
Scott Neal, Stadium Gen. Mgr. Orlando Sports Holdings, LLC

**Property Location**
655 W. Church Street

**Requested Action**
Request to amend a Major Certificate of Appearance Approval for the 25,200 seat Orlando City Soccer Stadium and associated site facilities.

**Recommendation**
Staff recommends APPROVAL based on the Conditions of Approval in this Staff Report.
**PROJECT OVERVIEW**

From the Applicant’s ARB submission:

The new stadium will serve as the home for the MLS franchise Orlando City SC. Orlando City was awarded an MLS expansion franchise in the fall of 2013 and began MLS play during the 2015 season at the Citrus Bowl. The new stadium for the Lions and Pride is located in the Parramore Heritage District. The project is seen as a key contributor in the city's redevelopment plan for the area and as an integral component of the western growth of Orlando's central business district. The site is urban in context and is located on Church Street, which is a primary east-west connector between downtown Orlando and the other two major sports facilities in Orlando; the Amway Center and The Citrus Bowl. The project has been designed to optimize the soccer-specific user experience for fans, convey a unique Orlando identity and to simultaneously create a new architectural icon within the urban context. The multi-use facility will be designed to accommodate a variety of events.

The following events are anticipated, but not limited to, including:
- Professional or collegiate/amateur level events:
- Soccer (Orlando City Lions MLS home games, Orlando City Pride home games, soccer friendlies and tournament games)
- Football
- Rugby
- Lacrosse
- Concerts + Community Events

The venue will seat approximately 25,000 spectators. This will be an outdoor facility, and the stadium will utilize three levels to best accommodate spatial requirements and functions.

The levels are identified below:
- (Level 1) Concourse Level: This level will accommodate the majority of functional requirements for the stadium, including back of house services, locker rooms, all spectator amenities (concessions, restrooms, novelties, etc.) and seat access for GA lower and upper bowl patrons.
- (Level 2) Club Level: Located at the north end is the supporter group club/terrace. The club seat patrons and suite holders have access to an exclusive club lounge located in the center portion of the west sideline upper bowl. Also at this level of the building are the central kitchen and offices for the Orlando City Lions, food service operation offices and stadium management offices. (Level 3) Suites and Press: Located on the west sideline, this level includes additional suites, suite lounge, the press booths and broadcast functions.

**ARB STAFF REVIEW [UPDATED]**

ARB Staff has reviewed the submittal documents for this Major Certificate of Appearance Approval amendment for the Orlando City Soccer Stadium. ARB Staff is pleased with the continued development of the design and detailing of the exterior stadium elevation and spaces. The Thermochromax exterior has been further detailed with a large block pattern that adds additional visual interest to the facades and helps soften the large mass of the stadium. Several of the exterior spaces have been further refined to function more efficiently.

The north, east and west side stadium facades are generally unchanged from the 2014 ARB approval, but they have been redesigned and refined to finer degree since the November 2014 ARB approval. ARB Staff is pleased with the evolution of the design. The parking lot area on the west side of the stadium has also been re-designed to function more efficiently and the landscape palette has been further expressed and defined.

The most significant changes from the 2014 ARB approval are on the south, or Church Street façade of the stadium. In order to increase seating capacity a grandstand and canopy have been added to the south side of the stadium. To support the additional seating, restroom and concession facilities have been added to both levels of the stadium adjacent to Church St. The view into the pitch from Church St. has been greatly reduced and the digital screen and scoreboard have been re-located from the Parramore Avenue terminus to the southeast corner of the stadium above the Church entry. The second level bar above Church St. has been converted to open-air.

Not all the changes have benefited the stadium design. The relocation of the scoreboard and lion graphic facing Parramore Ave. has left the terminus of the area’s main street, Parramore Avenue with out a significant architectural or identifying feature to not only terminate the view from Parramore Avenue but to also enhance the aesthetics and quality of this significant neighborhood intersection.

Additionally, at the main entrance to the stadium on Church Street, the architectural feature on top of the entry gates that mimicked the stadium canopy structure has been omitted from the plan. The feature was shown as a potential add-on in the 2014 approval that was encouraged by ARB members to remain in the final design because it added significance to the entry area.

**Update — February 2016**

Since the November 2015 deferral of this case by the ARB the applicant has continued to work with ARB Staff to refine the stadium design along Church Street; there have been several design updates reviewed and discussed.
Since the November ARB meeting the following updates have been submitted:

1. Landscape Plan — Streetscape plantings have been updated to reflect conditions in the December 2015 staff report. ARB Staff is in agreement with the revisions and is striking the conditions from this staff report.

2. Parramore Heritage Display Area — The applicant has identified the location of the Parramore Heritage display area adjacent to the Pine St. entry on the east side of the stadium and submitted conceptual designs for the area. There is an independent committee working outside of the scope of this application on the content for the display area. Therefore the applicant has met the requirement of providing an area for the heritage display and ARB Staff supports this location. It should also be noted, that during design enhancements to the Parramore Avenue terminus area on Church Street another potential heritage display area has been identified.

3. Church Street stadium entry — This tree allee in this area has been updated and the design team has refined and synced the façade elements in this area. Based on the street level renderings submitted, ARB Staff believes these enhancements truly define this area as the front door of the stadium and is striking the condition requiring additional design enhancements from this staff report.

4. Church Street and Parramore Avenue Terminus — The ground level fencing at this location has been replaced with a storefront window system that could also be another heritage display opportunity and will still provide a view into the stadium and the pitch. Additionally the applicant has added an architectural metal building panel above the second level open air bar at the terminus. The detailing of the panel matches the height and materials of the same south façade two modules to the west. Looking at the stadium at the pedestrian level along Church Street these updates make the south façade of the stadium appear to be composed of four individual building modules with the stadium rising behind them. Looking north on Parramore Avenue on the terminus location the proposed design enhancements give this area the same effect, that this portion of the south façade from a short distance away appears to be a building that is sited between the street and the stadium. ARB Staff is in support of the modifications and enhancements in this area and is striking the condition requiring extra design enhancements to this area of the stadium’s Church Street façade.

Perspective Rendering November 2015
ARB Conditions of Approval

ARB Staff has reviewed the Orlando City Soccer Stadium Major Certificate of Appearance Approval amendment application and is recommending approval of the application with the following conditions of approval:

New or amended conditions are shown in red. Some conditions from the 2014 approval and the 2015 amendment have been removed or struck-thru either because they no longer apply or have been satisfied in this amendment package.

1. Streetscape
   a. W. Central Boulevard
      i. The street trees on W. Central shall be high-rise live oaks installed with structural soil or approved equivalent.
      ii. Sylvestri palms may be utilized in the two tree wells to the east and west of the mid-block Central Avenue egress location. The palms shall have a minimum 16-feet of clear trunk.
      iii. The accessible ramps on either side of the mid-block egress location shall be located perpendicular to the accessible ramps on the north side of W. Central Avenue.
      iv. There is conflict between the pedestrian clear zone crossing and the Service Yard Card Access and Intercom location that need to be rectified so the card reader is outside of the prescribed pedestrian clear zone.
   b. W. Church Street
      i. The street trees along W. Church Street shall be high-rise live oaks installed with structural soil or approved equivalent.
      ii. The first tree well west of the east parcel line on W. Church Street shall be moved to the east to align with the palm ally leading to the Church Street entrance gate.
      iii. The second and third tree wells west of the east parcel line shall be removed to further enhance the impact of the palm alley.
      iv. Sylvestri palms may be utilized in the two tree wells to the east and west of the mid-block W. Church Street supports deck. The palms shall have a minimum 16-feet of clear trunk.
      v. The accessible ramps on either side of the Church Street Supporters Deck shall be located perpendicular to the accessible ramps on the south side of W. Church Street.
   a. The Design Guidelines - All streetscape adjacent to the soccer stadium shall be designed and constructed in accordance with the standards and specifications of the Downtown Orlando Streetscape Guidelines or as otherwise approved by the City.
   b. Maintenance – Unless approved through a separate agreement the Downtown Community Redevelopment Agency [CRA] shall only maintain those portions of the soccer stadium improvements within the public right-of-way. The CRA shall not be responsible for nor maintain any section of streetscape not constructed in accordance with the Downtown Orlando Streetscape Design Guidelines or as otherwise approved by the City.
   c. Minimum Width - At a minimum the streetscape zone on W. Church Street shall be 14-feet from back-of-curb and shall include Streetscape Furniture and Street Tree Zone [Furniture Zone] combined with an unencumbered Pedestrian Clear Zone. The minimum streetscape width on W. Central Avenue shall be 13-feet and shall provide a Furniture and Streetscape Zone and an unencumbered Pedestrian Clear Zone. At a minimum Glenn Lane shall provide a 5-foot pedestrian clear zone or 6-feet if located on the back of curb.
   d. Streetscape Finishes and Furniture – Streetscape treatments adjacent to the soccer stadium site should be consistent with the existing W. Church Street and W. Central Avenue streetscape treatments. This includes concrete sidewalks with saw cut joints; double-acorn LED street lights, the lights shall be perpendicular to the adjacent centerline; 4’x6’ street tree grates with a 1-foot concrete ribbon band for high-rise oak street trees. Construction standards and specifications shall be consistent with the requirements of the Downtown Orlando Streetscape Design Guidelines. Other streetscape treatments and alternatives may be approved through an ARB Minor Review.
   e. Curbing - Unless otherwise approved all streets shall have Type “F” curb with gutter.
   f. Structural Soil - To minimize root damage to adjacent pavement areas structural soil or a Planning Official approved equivalent shall be installed around all oak street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Streetscape Guidelines.
ARB Conditions of Approval [cont.]

g. **Root Barriers** - Where a canopy tree is installed within 10 ft. of any existing or proposed underground utility line a root barrier should be installed.

h. **Utility Boxes**—Utility boxes and covers in the streetscape zone shall be traffic bearing grade.

i. **Crosswalks** – Decorative crosswalks shall be installed at the Glenn Lane and Service Yard driveway crossings as well as pedestrian crossings in the Premium Parking and Drop-Off Area. Crosswalks at driveways shall be raised to be at the same grade as the sidewalk adjacent to the driveway in order to clearly define the pedestrian area. The driveway slope transition from street grade to the sidewalk grade shall occur in the Streetscape Furniture Zone. The crosswalk surface shall be treated with a material, color or texture that contrasts with the driveway surface. Reflective paint alone is not an acceptable treatment, however may be used in conjunction with pavers or other surfaces to define the pedestrian path for night time safety. Refer to Detail 3.2K of the streetscape guidelines for more information.

j. **Outdoor Speaker Permit**—Audio and/or speaker systems on the exterior of the stadium that project towards the right-of-way shall require an outdoor speaker permit that complies with the conditions of the LDC and City’s Noise Ordinance.

k. **Vehicle Hardening**—Any streetscape sidewalks that may be used to support motorized vehicles, maintenance vehicles or loading and unloading, including the east side pedestrian path between Church Street and Central Avenue shall be 6-inches thick in order to support the weight of motorized vehicles.

2. **Service Areas, Mechanical Equipment, Utilities, Venting**

   a. **Service Area/Utilities** - All utilities, trash disposal pick-up, and other maintenance facilities should be located on the interior of buildings, and not adjacent to the pedestrian sidewalks or streetscape zones to the fullest extent possible.

   b. **Mechanical Equipment** - All ground and roof mounted mechanical equipment shall be screened from view and meet the conditions of the City Land Development Code [LDC] including transformers and other above ground utility structures and cabinets.

   c. **Telecommunications Equipment Screening** - Buildings should be designed to accommodate future placement of telecommunications equipment (including any communications equipment required by the police or fire department). It is recommended that screening areas be built into rooftop areas so that the placement and screening of the equipment does not become an afterthought.

   d. **Streetscape** - In no instance shall any above grade transformer, utility box, traffic signal control box, backflow preventer or vertical impediment be located in the pedestrian clear zone.

   e. **Venting & Exhaust** - All restaurant venting and restaurant exhaust shall be directed to the roof of the stadium structures, shall not be visible from the public right-of-way, and is not permitted on any façade of the stadium structures. All other venting and exhaust for mechanical equipment and utilities shall be a minimum of 12 ft. above grade, and shall be designed and integrated into the stadium structures so as to be seamless with the overall architecture of the structures. Venting shall not occur over or be directed towards primary pedestrian areas.

   f. **Fencing** - All fencing on the site shall be an open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Chain link fences are prohibited except for construction fencing.

   g. **ARB Approval** — The final location of exterior or rooftop mechanical equipment, utilities and vents shall be reviewed by ARB Staff during the building permit process.

3. **Lighting**

   a. **Pedestrian Lighting** — “Pedestrian Lighting Fixtures” are proposed at several locations on site, but the proposed fixture has not been provided. The proposed fixture shall be submitted to ARB Staff for review prior to submittal of vertical building permits.

   b. **Lighting Standards** - Lighting shall comply with the Chapter 63 2M.—Outdoor Lighting in the city’s Land Development code [LDC]. A signed and sealed lighting plan with photometrics consistent with the lighting ordinance or a photometric plan is subject to approval by the Planning Official and ARB Major Review. The submittal shall also include details of all proposed lighting fixtures on the exterior of the soccer stadium site. The final lighting and photometric plan shall be submitted for an ARB Minor (Staff) Review prior to submittal of final building permits.
ARB Conditions of Approval [cont.]

c. **East Side Pedestrian Path**—The pedestrian path on the east side of the stadium between Church Street and Central Avenue will be an important neighborhood pedestrian connection. Significant pedestrian level lighting of the walkway area that provides a secure pedestrian environment after dark shall be provided and shall be in continuous night time operation.

4. **Master Sign Program**
   a. **Intensified Entertainment District** - The sign program for the Orlando Soccer Stadium should establish the district as a regional entertainment destination. With its strategic location near the Amway Center, and the proposed Sports and Entertainment District the soccer stadium should utilize many of the sign concepts from the City's Major Attraction Overlay District and Downtown Special Signage District; these special districts include digital signs and limited off-site signage rights that are oriented to the inside of the stadium.
   b. **Master Sign Plan** - Prior to issuance of a Certificate of Occupancy for the soccer stadium a Master Sign Plan shall be approved by the Planning Official thru an administrative determination, the City Council via ordinance [2 Readings] and shall also receive a Major Certificate of Appearance Approval from the Appearance Review Board.
   c. **Maximum Copy Area** - Maximum allowable copy area shall be established in the Master Sign Plan.
   d. **Blended Maximums** - Maximum allowable sign area shall be allocated and documented as part of the Master Sign Plan.
   e. **Sign Program Guidelines** - The Master Sign Plan shall establish a uniform sign format or program for the soccer stadium site and include individual sign areas, design criteria, sign type, sign size and location of all exterior signs and sign spaces. The Master Sign Plan shall also include a wayfinding sign package and wayfinding system for the exterior of the stadium.
   f. **Exemptions** – Inward facing Digital Screens and Roof Signs visible only to the sky shall not be deducted from the total sign allocation for the site, yet should be separately calculated and submitted as part of the Sign Master Plan.
   g. **Amendments** - The Sign Master Plan may be amended as needed from time-to-time thru an Appearance Review Board Minor Review.
   h. **Sign Permit** – A sign permit is required for all permanent and individual signs.
   i. **ARB Review** — All permanent signage shall be subject to aesthetic and design review by the Appearance Review Board to ensure the overall theme and design criteria of the complex is maintained.

5. **Landscape and Hardscape Plans**
   a. **Church Buffer**— Provide a minimum 4-foot-wide landscape buffer along the western boundary of the church property that includes a 4-foot tall CTED fence beginning at the W. Church St. right-of-way line for 25-feet. After the first 25-feet the fence height shall transition from a 4-foot tall fence to a 6-foot tall fence for the rest of the length of the bufferyard.
   b. **Service Yard Screening**—A minimum 4-foot landscape buffer shall be provided along the Glenn Lane perimeter of the Service Yard.
   c. **Premium Parking Area Screening**—a minimum 3-foot tall landscape buffer shall be provided along the perimeter of the Premium Parking Area.
   d. **East Façade Tree Plantings**— Four 4-foot by 6-foot tree grates with high rise oak canopy trees shall be added along the eastern edge of the pedestrian walkway north of the Pine Street stadium entry. The tree wells shall be centered between the pedestrian lighting fixture locations. Structural soil as specified in the Downtown Streetscape Design Guidelines shall be used in the tree grate and surrounding areas.
   e. **Landscape and Hardscape Plans**—Final Landscape and hardscape plans shall be reviewed during the building permit process.

8. **Architecture**
   a. **South Parramore Avenue Terminus** — Because the scoreboard structure has been moved further east the visual terminus of Parramore Avenue has been greatly minimized and lacks visual impact. The applicant shall continue to work with ARB Staff to develop a terminus design that anchors the stadium to the Parramore neighborhood and provides a significant architectural feature that enhances the quality and importance of this significant intersection and surrounding area.
   b. **Church Street Entry Feature** — The lack of an architectural feature at the Church Street entry gate, the sta-
dium’s front door, diminishes the impact and importance of the entry area. The applicant shall continue to work with ARB Staff through the final design and permit process to develop an architectural feature at the Church Street entry gate that enhances the quality and importance of this significant location.

c. **Durable Materials** – A durable material such as stone, brick, pre-cast concrete, polished concrete terrazzo block or Thermochromax that extends from finished grade to 8-ft. above finished grade shall be provided along the exterior facades of the stadium. The use of stucco as an exterior building finish is permitted above 8-feet.

d. **Principal Entrances** – The principal pedestrian stadium entrances shall be architecturally treated and emphasized with canopies, awnings, enhanced hardscape, landscape or other material changes or architectural features.

e. **Articulation** – Not more than 30 ft. of any exterior façade shall be unbroken by architectural changes such as materials, colors, patterns, windows, columns, canopies, recesses, projections, pilasters, etc. Long single plane exterior walls should be avoided.

f. **Transparency** – It is understood that the functions and facilities of a stadium complex are unique and oriented inward. However, providing 15% of transparency along the exterior ground floor of the stadium structures is encouraged. Reflective glass, spandrel glass and glass block are not considered transparent materials.

g. **Glazing** - All glass at the ground level should 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 or reflective glass shall not be permitted.

h. **Exterior Doors** – At a minimum a 4-inch by 6-inch view panel shall be provided in all exterior solid doors that provide ingress or egress to the stadium in order to provide visibility for entering and exiting pedestrians. Mechanical and equipment room doors are exempt from this requirement.

i. **Stormwater Run-Off** - Water shall not spill out onto the sidewalk or plaza areas from any downspout, nor shall any downspout project into the public ROW. Canopies shall incorporate downspouts or other rain water management systems that prevent water spillage or drainage onto the pedestrian path or ROW.

j. **West Central Avenue [North] Façade**
   i. **Art Panels**
      - Artwork for the fabric scrim art panels shall be reviewed and included in the Master Sign Plan.
      - The artwork in the future may be changed as part of an ARB [Minor] Staff Review.
      - The scrim panels shall be periodically replaced as needed in order to maintain and preserve the visual integrity and vibrancy of the artwork and the fabric scrim.

k. **W. Pine Street [East] Façade**
   i. **Art Panels**
      - Artwork for the fabric scrim art panels shall be reviewed and included in the Master Sign Plan.
      - The artwork in the future may be changed as part of an ARB [Minor] Staff Review.
      - The scrim panels shall be periodically replaced as needed in order to maintain and preserve the visual integrity and vibrancy of the artwork and the fabric scrim.

l. **Appearance Approval** – Final architectural elevations and design shall be reviewed by ARB Staff during the building permit review process.

m. **Model** - Prior to permitting, a physical 1"= 100' model of the stadium should be provided for the DDB/CRA model in the Downtown Information Center on S. Orange Avenue.
2015 LIGHTING PLAN

Case Number ARB2015-00071   655 W. Church St.—Orlando City Soccer

1 | S15 | Purple Beacon
2 | S16 | East Banners
3 | S16A | North and South Banners
4 | S16B | Dual-headed Accent Style City Pole
5 | S29 | Logo Wash
6 | ALT - S27 | Purple Canopy Accent (oriented for North, East, South, West canopies)
7 | S16 | Suite Entry Bollards

South East Entry Lighting Illustration

Purple Canopy Illumination Illustration

West Entry Lighting Illustration
November 2015 Architectural Elevations
February 2016 Architectural Elevations

Revised Per November 2015 Conditions

Heritage Display Area
2016 Architectural Details
RENDERINGS

Church St. Entry Perspective November 2015

Revised Per November 2015 Conditions

Church St. Entry Perspective February 2016
High-rise live oak street trees

Remove Tree Wells

Move Tree well east to align with palm allee

W. Church St. Elevation November 2015

W. Church St. Landscape Plan February 2016
RENDERINGS

Parramore/Church Perspective Rendering November 2015

Revised Per November 2015 Conditions

Additional Heritage Display Area

Parramore/Church Perspective Rendering February 2016
RENDERINGS

Parramore/Church Perspective Rendering November 2015

Revised Per November 2015 Conditions

Parramore/Church Perspective Rendering February 2016
POTENTIAL HERITAGE CONCEPTS AT PARRAMORE
EAST FAÇADE HERITAGE DISPLAY AREA
EAST FACADE HERITAGE DISPLAY AREA