



# APPEARANCE REVIEW BOARD

MEETING MINUTES

January 21, 2016

## MEETING INFORMATION

### Location:

Sustainability Conference Room  
2nd Floor, City Hall  
One City Commons  
400 South Orange Avenue

### Time:

2:00p.m.

### Board Members Present:

Matt Taylor

Jeffrey Bush

Justin Ramb

Catherine Price

John Paul Weesner

Fulvio Romano

### Board Member Absent:

Greg Witherspoon

## OPENING SESSION:

- Acting Executive Secretary, Walter Hawkins called the meeting to order at 2:06 P.M.
- Shaniqua Rose, ARB Recording Secretary, conducted the Roll Call.
- Determination of a quorum was confirmed.
- Election of Chairman and Vice Chairman for 2016
  - A motion was made by Matt Taylor and seconded by Justin Ramb nominating Jeffrey Bush to serve as 2016 Chairman of the Appearance Review Board. The motion carried unanimously. A motion was made by Matt Taylor and seconded by Jeff Bush nominating Justin Ramb to serve as 2016 Vice-Chairman of the Appearance Review Board. The motion carried unanimously.
- Chairman Jeffrey Bush read the Welcome, General Rules of Order and the Appeals process.

## New Business

- The new and returning Board Members introduced themselves and gave a brief background about themselves.

## MINUTES

*A motion was made by Matt Taylor and seconded by Justin Ramb to approve the December 17, 2015 ARB Meeting Minutes. The motion carried unanimously.*

## ANNOUNCEMENTS

- There were no announcements.

## CONSENT AGENDA: None.

## REGULAR AGENDA:

### 1. 150 E. Central Blvd - Modera

Owner/ Applicant:	WSHC LLC/Todd Bleakley
Location:	150 E. Central Blvd
District:	5
Project Planner:	Doug Metzger

ARB2015-00088 Request for a Major Certificate of Appearance Approval for a new 21-story, 350 unit multi-family tower with a 514 space integrated parking garage, 13,465 s.f. of ground floor retail and new 19,690 s.f. University Club facility.

ARB Staff has reviewed the applicant's submittal and development plans and recommends approval of the project with following conditions:

### **1. Streetscape**

A. Downtown Streetscape Design Guidelines—All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines.

#### **B. General Streetscape Requirements:**

- i. Stormwater Planters— ARB Staff supports the use and proposed design of the low impact, developer proposed stormwater planters. However, the final design and location of the stormwater planters shall require Transportation Engineering and Streets and Drainage Division approval. The location of the stormwater planters shall not interfere with the ingress and egress passenger movements of the on-street parking spaces.
- ii. Maintenance Agreement—The applicant shall enter into a maintenance agreement with the City and shall be responsible for the maintenance of the stormwater planters.
- iii. Street Trees – High rise live oaks trees shall be planted as the primary street tree. Phoenix sylvestris palms may be used as accent trees at building entrances.
- iv. 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.
- v. Street Lights – Double acorn LED streetlights consistent with the Downtown Streetscape Design Guidelines shall be used on all streets and spaced based on OUC lighting requirements.
- vi. Corner Treatments—Intersection corner treatments shall be Lawrenceville brick and installed with a 6-inch thick concrete sub-base for the first 6-feet from back of curb transitioning to 4-inches to the face of building. Corner treatments shall provide two directional pedestrian ramps at each corner perpendicular to the centerline.
- 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.
- viii. Pedestrian Crossings—Pedestrian crossings at the garage entries shall be raised to be at the same grade as the sidewalk adjacent to the driveway. A pavement treatment that matches the pedestrian clear zone treatment or that contrasts with the vehicle lanes shall be used in order to clearly define the pedestrian area. Reflective paint alone is not acceptable, however may be used in conjunction with pavers or other surfaces to outline the pedestrian path for night time safety. The mid-block curb cuts into the garage and service areas shall meet the midblock curb cut standard in the Downtown Streetscape Guidelines.
- ix. Building Entries—Doorways shall not swing open into the pedestrian clear 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.
- x. Curb Cuts—All existing curb cuts shall be removed and the streetscape and curbing restored during construction.
- xi. Any changes to the landscape and hardscape plans in this application shall be submitted for ARB Minor Review and approval prior to issuance of building permits. This review may be conducted concurrently with review of the permit plans.

#### **C. E. Central Avenue**

- i. ~~Width—The minimum streetscape width on E. Central shall be a minimum of 13 feet from back of curb at the western property line to match the setback of the library garage. The~~

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furniture zone shall be a minimum of 6 feet along the entire project frontage, excluding the loading zone in front of the University Club entrance. The concrete sub-base in the furniture zone shall be 6 inches thick. The pedestrian clear zone shall be a minimum of 7 feet in width. Width – The minimum streetscape width on E. Central at the western property line should match the library garage setback from the existing curb. The pedestrian clear zone shall be a minimum of 7-feet in width. The furniture zone shall make up what remains, with a 6" thick concrete sub-base in the furniture zone.

ii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the streetscape zone outside of the right-of-way.

iii. Treatment 1—The E. Central streetscape shall match Treatment 1 of the streetscape guidelines with hex pavers in the furniture zone and Lawrenceville brick in the pedestrian clear zone concrete sidewalk with a troweled edge and medium broom finish in the pedestrian clear zone.

iv. Street Trees—Street tree wells shall be 5-feet by 9-feet to match the tree well size on the north side of E. Central; the use of tree grates is optional.

v. Accent Bands—The proposed flush concrete accent bands in the primary streetscape zone are supported by ARB Staff.

vi. Loading Zone—The location of the loading zone shall require approval by the Transportation Engineering Division however a minimum 9-foot pedestrian clear zone shall be maintained adjacent to the loading zone. The pavement surface of the loading zone shall be vehicle rated hex pavers or stamped concrete to match the hex paver pattern of the furniture zone.

vii. Planters—The raised planters adjacent to the entrance of the University Club shall be minimum of 2.5-feet wide and should also wrap around the corner of the building onto the Rosalind Ave. frontage

#### D. S. Rosalind Avenue

i. Width—The minimum streetscape width on S. Rosalind Ave. shall be a minimum of 15-feet from the back-of-curb. The furniture zone shall be a minimum of 6-feet along the entire project frontage. The pedestrian clear zone shall be a minimum of 9-feet in width. The sub-base in the furniture zone shall be a minimum of 6-inch thick concrete transitioning to a 4-inch thick concrete sidewalk in the pedestrian clear zone.

ii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the minimum streetscape zone outside of the right-of-way.

iii. Treatment —The S. Rosalind streetscape shall match the streetscape on the east side of S. Rosalind with hex pavers in the furniture zone and concrete saw cut sidewalk panels with a smooth finish in the pedestrian clear zone.

iv. Street Tree Wells—Street tree wells along S. Rosalind shall be 6-feet by 9-feet. The use of tree grates is optional.

v. Sidewalk Café—A Sidewalk cafe shall be permitted in the 15-foot streetscape zone in front of the S. Rosalind Avenue retail space. The sidewalk café shall meet the requirements in the Land Development Code [LDC] including the preservation of a 5-foot pedestrian clear zone adjacent to the furniture zone. A sidewalk café permit and ARB Minor Review shall be required for the sidewalk café use.

#### E. E. Pine Street

i. Width—Per the Downtown Orlando Streetscape Design Guidelines the minimum streetscape width from back-of curb shall be ~~15 feet~~ 12-feet for new development. Approximately 12 feet is being provided along the Pine Street frontage.

- ii. The furniture zone shall be a minimum of 6-feet along the entire project frontage. The sub-base in the furniture zone shall be a minimum of 6-inch thick concrete.
- iii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the minimum streetscape zone outside of the right-of-way.
- vi. Treatment 3—The E. Pine streetscape shall match Treatment 3 of the streetscape design guidelines with hex pavers from the back-of-curb to face of building..
- v. Street Tree Wells—Street tree wells shall be 6-feet by 9-feet. The use of tree grates is optional.
- vi. Garage/Loading Bay Crossing—The pedestrian crossing at the garage entries shall be raised to be at same grade as the sidewalk adjacent to the driveway. The transition from finished street grade to the pedestrian crossing shall occur in the furniture zone. A pavement treatment that contrasts with the vehicle lanes and aprons shall be used in order to clearly define the pedestrian crossing area. Reflective paint alone is not acceptable, however may be used in conjunction with pavers or other surfaces to outline the pedestrian path for night time safety.
- vii. Sidewalk Cafe—The proposed 12-foot wide streetscape zone does not provide sufficient width to allow sidewalk cafes in the Pine Street streetscape zone. A minimum 15-foot wide streetscape is required should the final design incorporate sidewalk cafes.

## **2. Architecture**

### **A. Design Intent**

- i. ARB and City Staff is very excited about the design and architecture of the Modera/University Club project as presented in this submittal package. The redevelopment project is located at a major intersection in the core of the downtown district and adjacent to one of the most active areas of Downtown Orlando—Lake Eola Park.
- ii. The contemporary design and architecture of this building will have a positive impact on the downtown skyline and activation of the ground level.
- iii. Non-substantial modifications to the architectural plans, elevations, materials and finishes shall be submitted for ARB Minor Review and approval prior to issuance of building permits. Major changes to the architecture shall require an additional ARB Major Review

### **B. Tower Crown**

- i. The top or crown of the building is distinctive and integrates well with the middle of the building. As the design process continues emphasis should be placed on an architectural lighting plan for the crown that will make the Modera tower a beacon in the night-time skyline. Final architectural lighting plans shall be submitted for ARB Minor Review prior to issuance of building permits.
- ii. The intent should be to create a signature crown that makes the top of the Modera tower a distinctive addition to the downtown skyline both during the day and at night. For example, the visual identity of the Modera tower should be as unique to the skyline as the SunTrust and Bank of America buildings. Residents and visitors should be able to look upon the tower from both near and far and be able to say “that’s the Modera tower.”

### **C. Tower Middle**

- i. The rhythm and cadence of the middle of the residential tower from the vertical elements carried from the garage facade to the crown, to the gridded architectural accents and the window and balcony patterns provide visual interest on all four sides of the project.
- ii. Windows — The windows on the tower units shall be recessed from the façade to provide additional design texture and shadow lines to the building façade.

#### D. Tower Base [Ground Floor Elevation]

- i. ~~Storefront System—The mullion pattern in the storefront window system on the second floor of the University Club facade shall be repeated in the ground floor University Club storefront system. Final design shall be submitted for an ARB Minor Review prior to issuance of building permits.~~
- ii. Roll-Up Garage Doors — Roll-up garage doors alone are not sufficient. Decorative doors or gates that are architecturally integrated with the building shall be utilized on the loading area and parking garage entry areas. The loading area door or gates shall be closed when the loading area is not in use. Final design shall be submitted for an ARB Minor Review prior to issuance of building permits.
- iii. Proposed canopies at the building entries may project into the city services easements. Canopies that project into the right-of-way will require Transportation Engineering approval. In no instance shall a canopy be less than 9-feet above finished grade.
- iv. Glass and glazing at the ground level shall meet the City's transparency requirements.
- v. ARB Staff supports the use of Thermochromax as the finish material on the ground floor street facing facades.
- vi. 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.

#### E. Parking Garage

- i. The parking garage elevations and mesh patterns compliment the tower and base elevations.
- ii. 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. Garage lighting that may be potentially visible from the adjacent rights-of-ways shall be shielded.
- iii. ~~Pedestrian Connection—A minimum 5 ft. pedestrian walkway shall be provided adjacent to the driveway entries into the parking garage.~~
- iv. Ramping—Angled exterior ramping shall not be visible from the right-of-way and shall be obscured from view through the use of exterior metal screening, or other alternative methods.
- v. The slope of the grade preceding the exit of a parking garage shall not exceed 2% for a minimum of 25 feet from the garage entry.
- vi. Interior ramping and walls that might be visible thru the garage openings shall be painted a dark gray or black.

#### E. Transparency

- i. The ground floor building walls facing all streets shall contain a minimum of 30% transparent materials. A minimum of 15% transparency shall be provided on all 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-eglass may be considered as an alternative with a minimum transmittance of 60%.
- iii. No windows 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.

### 3. Lighting

A. A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Minor Review and approval prior to submittal of vertical building permits.

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

C. Night time building elevations shall be submitted for ARB Minor Review prior to issuance of building permits.

### 4. Mechanical Equipment

A. Rooftop Mechanical Equipment — Rooftop HVAC units shall be grouped as compactly as is feasible. A ~~louvered or perforated metal~~ screen wall shall be provided around the HVAC cluster(s) and ~~and painted green~~ to match the roof architectural feature or raise the parapet higher. The height of the HVAC screen wall shall be no less than the height of the mechanical equipment.

B. Venting & Exhaust—All potential restaurant venting and exhaust shall be directed to the roof of the building or parking garage and shall 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.~~ The University Club kitchen shall be permitted to vent their kitchen to the west façade of the building adjacent to the Library Parking Garage. 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.

C. Transformer Area Screening—Transformer areas shall be screened with decorative, opaque fencing and gates up to 6-feet in height.

D. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened from view and meet the conditions of the Land Development Code.

E. Backflow Preventer—Backflow preventor[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.

F. 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.

G. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations in the building permit applications.

### 5. Signage

A. A Master Sign Plan [MSP], including both the residential, retail and high-rise signage shall be 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. The master sign plan may be amended from time to time through and ARB Minor Review.

B. University Club Signage—Signage for the University Club shall be included in the Master Sign Plan.

C. ARB Review — Once the master sign plan is approved all future signage will require and ARB minor Review prior to submittal for sign permits.

## **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.

**8. Enhance the prominence of the primary building entrances at street level with appropriate architectural treatments and signage.**

**9. The applicant shall include an eyebrow on the building for protection of the top floor residents.**

Doug Metzger gave a PowerPoint presentation and included an addendum to the following conditions: 1Ci, 1Ciii, 1Ei, 2Eiii and 4B. The Board thanked Mr. Metzger for his presentation.

Todd Bleakley, the applicant, addressed the following issues:

- The vehicular gates will be open from 7am to 10pm.
- Disagreement with condition 2di and handed out drawings to support his position.
- Disagreement with screening the rooftop mechanical equipment in condition 4a.

The Board let the applicant know that they were pleased with the project, but had the following comments:

- They are in agreement with staff regarding condition 2dii, the doors should be decorative to enhance pedestrian experience.
- They are in agreement with staff regarding the mechanical rooftop equipment screening, but would also accept if the applicant raised the parapet.
- There should be an eyebrow on the building in order to give the top floor residents some protection from the weather.
- There is no signage prominence for the entrance of the building and it is really important that the applicant address the entrance signage in the Master Sign Plan.

**A motion was made by Matt Taylor to approve the item based on the conditions in the staff report as well as in the addendum with changes to the following conditions: # 2di, #4a, #8 and #9. The motion was seconded by Justin Ramb, the applicant wanted to make a statement so the motion was withdrawn.**

Discussion ensued between the applicant, staff and the Board regarding the proposed eyebrow structure.

*A motion was made by Matt Taylor to approve the case based on the conditions in the staff report as well as in the addendum with changes to the following conditions: #2di, #4a, #8, striking #9 and adding the recommendation that the applicant consider some sort of eyebrow structure for the top floor residents. The motion was seconded by Justin Ramb. The motion carried unanimously.*

## **2. 112 E. Concord Street**

Owner/ Applicant:	Good Business Investment/Ricardo Lopez
Location:	112 E. Concord St
District:	5
Project Planner:	Doug Metzger
ARB2015-00089	Request for a Major Certificate of Appearance Approval for the substantial improvement of an existing 2-story residential style office building including façade, parking and landscape improvements.

ARB Staff has reviewed the applicant's submittal and development plans and recommends approval of the project with the following conditions:

### **1. Architecture**

A. Pilasters—The pilasters on the front façade shall either be brick or stucco, the cultured stone shall not be used on the pilasters.

#### **B. Transparency**

- i. The ground floor building walls facing all streets shall contain a minimum of 30% transparent materials. A minimum of 15% transparency shall be provided on all 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-eglass may be considered as an alternative with a minimum transmittance of 60%.
- iii. No windows 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.

**2. Lighting** — A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.] including photometrics and all proposed exterior lighting fixtures shall be submitted for ARB Minor Review and approval prior to submittal of building permits. Light levels shall not exceed 1-foot candle at the property line.

### **3. Mechanical Equipment / Fencing**

A. Mechanical Equipment—All ground mounted mechanical equipment shall be screened from view by a vegetative hedge or buffer a minimum of 36-inches tall. This will be reviewed during the building permit review process.



B. Backflow Preventer—Backflow preventor[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.

C. 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.

#### **4. Signage**

A. All project signs shall require an ARB Minor Review prior to submittal of sign permits.

B. Monument Sign—Traditional city design standards do not permit a monument or ground mounted sign at this location. All signage shall be mounted to the building unless a variance is received for a ground mounted sign.

**5. Permits Required**—ARB approval does not grant permission to construct. All necessary building permits shall be obtained prior to commencement of construction activities.

**6. Landscape treatment plans come back for ARB Minor Review.**

**7. The glass mullions of the front façade be consistent with the rest of the building.**

**8. The brick bases be changed to stucco between the pilasters.**

**9. The color of the building comes back for an ARB Minor Review.**

Doug Metzger gave a PowerPoint on the project and presented the staff conditions. The Board thanked Mr. Metzger for his presentation.

Discussion ensued on the landscape on the property, restoration of the balconies on the front of the building, the base of the building and the glass mullion around the building.

**A motion was made by John Paul Weesner to approve the item based on the conditions in the staff report adding conditions #6 and due to more Board discussion he withdrew his motion.**

Discussion ensued on the timing of the project and whether or not conditions in the report would suffice instead of deferring the item.

**A motion was made by John Paul Weesner to approve the item based on the conditions in the staff report adding conditions #6, #7, #8 and #9 The motion was seconded by Matt Taylor. The motion carried unanimously.**

### **3. 80 S. Lucerne Circle W**

Owner/ Applicant:	Westminster Communities/Peter Fertig
Location:	80 S. Lucerne Circle W
District:	4
Project Planner:	Doug Metzger

ARB2015-00087

Courtesy Review for the expansion of the Westminster Towers campus to include a new 14-story, 84-unit senior living facility, a new 3-

story, 49,000 s.f. Lifestyle Center and a 5-story, 429 space parking garage with 7,800 s.f. of ground floor office space.

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

**1. Appearance Review Board [ARB] Approval Required**

A. This project is located in the Downtown Development Board/Community Redevelopment Area [DDB/CRA] Overlay District, which requires review by the Appearance Review Board (ARB) for any new construction, substantial improvement, major and/or minor exterior changes visible from the public ROW.

B. An ARB Major Certificate of Appearance Approval [CofAA] for any new construction, substantial improvement or major modification visible from the right-of-way shall be required prior to application for a building permit for each phase or sub-phase.

C. The application for ARB Major Certificate of Appearance Approval shall include architectural elevations and material details of all proposed buildings and vertical structures for review and approval by ARB Staff and the Appearance Review Board members.

D. The application for ARB Major Certificate of Appearance Approval shall also include detailed site plans that include: dimensions, grading, roadway cross-sections, lighting, utilities, landscape, hardscape, signage and mechanical equipment plans including details, colors and specifications of all proposed buildings, surfaces, fixtures and plant materials.

**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 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 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. New street tree plantings may be limited in order to preserve the existing tree canopy.
- ii. Structural Soil – To minimize root damage to adjacent pavement areas, structural soil or a Planning Official approved equivalent shall be installed around all new 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 utilized on West Lucerne Circle. Single acorn 40- watt LED streetlights should be utilized on Lucerne Terrace and Kuhl Avenue.
- iv. Corner Treatments—The corner treatment at all corners shall be Lawrenceville Brick, with a 6-inch thick sub-base for the first 6-feet from back of curb and for all ADA that transition to a

4-inch thick sub-base to the back of the sidewalk. Two directional accessibility ramps perpendicular to the centerline shall be provided at each corner.

v. 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.

vi. Pedestrian Crossings—The pedestrian crossings at all access points and 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.

vii. Mid-Block Treatment—The mid-block curb cuts into the garage, residential and parking areas shall meet the midblock curb cut standards in the Downtown Streetscape Guidelines.

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

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

x. 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.

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

#### C. W. Lucerne Circle

i. Width—A 10-foot wide sidewalk on the back-of-curb shall be installed along the entire West Lucerne Circle project site frontage prior to the issuance of a Certificate of occupancy for the proposed residential tower.

ii. Treatment 4 —The W. Lucerne Circle 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.

#### D. Kuhl Avenue

i. The minimum width of the streetscape zone on Kuhl Avenue shall be determined during the roadway widening design process.

ii. Treatment 5 —The west 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 Kuhl Avenue is expanded for two-way traffic.

#### F. Tree Preservation/Mitigation

i. Preservation — There are several mature specimen trees 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.

ii. Existing Tree Canopy — The existing tree canopy in the area is significant therefore street tree plantings shall be designed to supplement the existing canopy and designed not to interfere or impact it.

iii. 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.

### **3. Architecture**

#### **A. Design Intent**

- i. Staff supports the architectural design at this level based on the conditions below. Continued focus on the design and details at the base, through the middle and at the skyline of the new structures including architectural lighting will continue to be critical through the design and development process.
- ii. ARB Final Review — 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 Requirements**

- i. Balconies, Canopies and Awnings — Balconies, canopies and awnings on the buildings may project into the city services 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. Per Traditional City requirements the ground floor building walls facing all streets shall contain a minimum 15% 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, spandrel glass or glass block does not count towards meeting the transparency requirements.

#### **D. Residential Tower**

- 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 through out the design and development process.
- ii. Skyline — Refinement of the skyline architecture should continued to be addressed during the final design process. Special attention should be paid to lighting the residential tower skyline architecture so that the project appears as significant at night as it does during the day. Final design shall be reviewed as part of the Final ARB approval.
- iii. Transparency — The east and west facades shall meet the 15% transparency requirement on all floors. Transparency calculation shall be provided with all future elevations.

iv. Sidewalk Connection — A sidewalk connection shall be provided from the north façade entry door to the West Lucerne Circle sidewalk. At the applicant's discretion secured gate maybe provided at the property line.

v. Pedestrian Crossing—A pedestrian crossing a minimum of 10-feet wide shall be provided across the entry drive between the new residential tower and the lifestyle center. 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.

vi. Rooftop Mechanical Equipment — The rooftop parapet shall be of sufficient height to screen and an all rooftop mechanical equipment. Additional screening may be required based on the height of adjacent on-site and offsite buildings. A roof top mechanical equipment plan with cross sections shall be provided with the Final ARB Review submittal.

#### E. Lifestyle Center

i. Transparency — The west façade shall meet the Traditional City 15% transparency requirements on all floors.

ii. Blank Walls — The west and south facades contain large expanses of mono-material walls with little or no articulation or variation. The incorporation of a second façade material and/or additional fenestration such as pilasters, architectural panels or screens shall be added to both facades. Modules of mono-material walls shall be no more than 30-feet wide.

iii. Pedestrian Connection — A pedestrian connection shall be provided from the west façade doorway to the Lucerne Terrace sidewalk.

iv. Service Area—The service area shall be screened from through the use of walls and vegetative buffers.

#### F. Parking Garage

i. Architecture — Continued focus on the design and details at the base, through the middle and at the top of the garage including architectural lighting will continue to be critical throughout the design and development process. Final design shall be reviewed as part of the Final ARB approval.

ii. East Façade — The bricking facing of the three center modules of the east façade shall be extended to the top of the garage and include a parapet that extends at least 4-feet above the top of the garage façade. The vertical window mullion pattern shall also be extended up the façade as well. Screening shall be utilized in the openings of the three center modules.

iii. North Facade — The north façade elevation shall be designed to match the east façade elevation.

iv. 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.

#### G. Pedestrian Bridge

i. Bridge Location — Staff supports the location of the pedestrian bridge across Lucerne Terrace but has concerns about the bridge structure being located inside the streetscape zone and right-of-way because of potential site line encroachments and visual obstructions at a location with multiple vehicle access points and conflicts.

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

iii. Height — The minimum height of the pedestrian bridge above the finished Lucerne Terrace sidewalk grade shall be 17'-6".

iv. Cladding—The bridge connections shall appear level as they cross Lucerne Terrace. Exterior cladding of the connections shall ensure a level appearance. Final design shall be reviewed as part of the Final ARB approval.

#### **4. Lighting**

A. A lighting plan compliant with the City's lighting regulations [Chapter 63 2M.] including photometrics 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.

#### **5. Mechanical Equipment**

A. Venting & Exhaust—All potential commercial kitchen/restaurant venting and exhaust shall be directed to the roof of the building and shall not be visible from the public right-of-way. Kitchen venting is not permitted on any street facing façade. 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 or walls, 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 utilities plan in the ARB Final review submittal package.

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

G. 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.

#### **6. Signage**

All proposed signage shall require an ARB review prior to submittal for sign permits.

## **7. Telecommunications Equipment Screening**

Buildings should be designed to accommodate future placement of telecommunications equipment. Screening areas should be built into rooftop areas so that the placement and screening of the equipment does not become an afterthought.

## **8. 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 gave a PowerPoint presentation on the project and discussed staff comments. The Board thanked Mr. Metzger for his presentation.

Peter Fertig, the applicant, explained that the architecture was the best way to make the most of the current establishment without having to move the current residents.

The Board was pleased with the overall project but had the following comments:

- The appearance of the pedestrian bridge and if the caps on the bridge was going to be used around the entire building.
- The building seems to be lacking connection from the drawings.
- There should be detailed drawings of the entire project when it comes back for an ARB Major Review.

## **OTHER BUSINESS:**

### **1. ARB Minor Reviews completed since the July ARB Meeting:**

- A. ARB2015 – 00080 – 390 N. Orange Ave. – Valet Lane Expansion
- B. ARB2015 – 00085 – 460 Boone Ave – Zip Car Share Locations and Signage
- C. ARB2015 – 00086 – 490 E. South Street – WFTV – Fencing
- D. ARB2015 – 00090 – 200 S. Orange Ave – Wahlburgers – Signage
- E. ARB2016 – 00001 – 106 E. Church Street – First Presbyterian Church – Playground replacement.
- F. ARB2015 – 00081 – 750 N. Orange Ave – Steelhouse – Four(4) New Signs
- G. ARB2016 – 00002 – 733 N. Magnolia Ave – The Marks Law Firm – Signage

### **2. Project Dox:**

Jason Burton gave a brief overview to the Board on how to maneuver through Project Dox.

**OLD BUSINESS:** None.

## **ADJOURNMENT:**

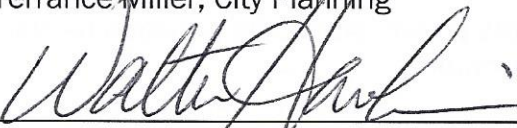
CHAIRMAN JEFFREY BUSH ADJOURNED THE MEETING AT 4:58 P.M.

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, FEBRUARY 18, 2016 AT 2:00 PM.

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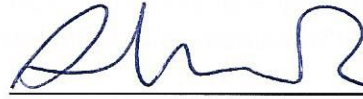
**STAFF PRESENT:**

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

A handwritten signature in dark ink, appearing to read 'Walter Hawkins', written over a horizontal line.

Walter Hawkins, Acting Executive Secretary

Shaniqua Rose, Board Secretary  
Kenneth Pelham, City Planning  
Richard Forbes, City Planning  
Melissa Clarke, Assistant City Attorney

A handwritten signature in dark ink, appearing to read 'Shaniqua Rose', written over a horizontal line.

Shaniqua Rose, Board Secretary