

RESIDENTIAL SCALE AND CHARACTER:

THIS SECTION IS INCLUDED IN THE PLANNED DEVELOPMENT CONDITIONS OF APPROVAL

Sec. 21-24. - Residential scale and character.

(I) **General.** In determining residential scale and character, the city shall consider as a general guideline whether the building(s) exhibit architectural elements and features characteristic of residential structures of similar scale and mass, with consideration given to size and shape of the building(s); pitch of the roofs; type of building materials used; building fenestrations and detailing, whether there is an abundance of landscaping, and site organization, and giving articulation to the appearance of a smaller and reduced parking mass.

(II) **Criteria for review.** The following criteria shall serve as a framework to review development applications, but shall not mandate that every element must be provided. Final determination as to whether a development is of residential scale and character shall be subject to the approval of the appropriate City of Maitland board charged with reviewing the application for development.

The site plans do not match the exact elevations and building identifications for either the residential or the retail center. The residential plans submitted via color elevations do not depict exact footprints shown on the site plans. The Final Site Plans shall be updated to accurately reflect the color elevations in the context of footprints represented on the site plan when Final Site Plans are reviewed by the City.

The residential building styles relate back to Mediterranean Revival, Mission and Craftsmen and appear to be well detailed and in general; the scale, massing, fenestration and colors are appealing for a Central Florida upscale setting. The retail building styles relate back to Mediterranean Revival, Mission, Southwest Mission, a little Deco and Craftsmen and appear to be well detailed and in general, the scale, massing, fenestration and colors are also appealing for a Central Florida upscale setting.

The two story residential buildings, pools and gazebos all lining the south side of the lake, including landscaping and all vehicular circulation and parking on the south side of this lakefront alignment of buildings, would appear that the view from the north side of Lake Hope should be reasonably acceptable.

- a. **Building shapes and form.** Buildings with lengthy unbroken facades should be avoided. As a general guide, the maximum horizontal length of an unbroken facade plane should be fifty-feet. Facade off-sets should be incorporated to create shadow lines. An essential character of residential scale is a traditional appearance of building walls and openings. Walls define the overall form of the building while openings give them human scale.

Retail: The second tier of retail buildings articulate a lengthy unbroken façade with individual retail buildings reaching 300 feet in length. Building off-sets shall be incorporated into the design of these retail buildings at approximate distances of 55 feet. The retail buildings shall include additional openings within the design to provide the human scale and to preclude a continuous linear pattern or strip. However, the inclusion of gabled, Jacobean and corbelled, flat roof parapets, along with pergolated outdoor seating areas and trellised, shaded sidewalks readily lend themselves as details that comply with the residential scale requirement.

Residential: The vertical walls which become parapets are shown in segments that define separate elements of the buildings working to break the long dimensions of the building. The roof line [should] be broken more, with some vertical changes in the horizontal peak lines.

Residential character building components include elements such as, decks, and balconies, and roof configurations which reflect traditional residential features such as pitched, hip, or gable. Residential character can also include parapets and a combination of flat and pitched roofs. Height limitations or design preferences may dictate a flat roof.

Residential: Residential character components have been provided in the multi-family design to include balconies and decks, but do not incorporate variations in roof elevations that would articulate varying pitches and generate interest. This can be seen in the Building II west elevation with a continuous roof span without pitch changes. This shall be corrected to vary this design element to add visual interest to the design.

Retail: The retail/office component of the project shall contain greater roof articulation as well. The retail/office portion shall be developed to create a variety in roof heights which shall include a second story square footage devoted to a functional principle use. See comments in c. below.

Increased variety is needed in the retail façade by providing decks, pedestrian sheltered areas and varied door and window treatments are also needed. Courtyards may be placed between retail buildings to include additional green space, fountains etc. to enhance form and space and to create a pedestrian scale exterior space.

Building configuration needs variation in the shape of the roof, the use of ornamentation, development of shadow patterns, scale of fenestration and facade relief.

- b. Building fenestration and detailing may incorporate window features such as: punched, as opposed to banded or continuous windows; groupings of windows that are not generally found in larger office or residential buildings, and which may be separately defined by mullions, may include muntins, multi-pane windows, double-hung windows or casement windows; crown and other moldings; overhangs; soffits; building ornamentation; and architectural elements such as doorways, archways, arches and columns, dormers, and gables. Clearly defined entries facing the street should be provided. Features that visually reduce the height, mass and scale of the structure such as clearly defining the base, middle, and cap of the building, address residential scale and character.**

Retail: The fenestration at the base, middle and cap noted have been added in several places, but not all, thereby creating a diversity of interest. Also of note, the rear and side elevations provided, depict a 360 degree architectural application, not just a "front façade." Because of the residential component north of the commercial elements, the required articulation of breaking the horizontal facades, as well as other detailing, has diminished the "back of the building" look for the residents whose views are to the south, facing the commercial blocks.

Residential: For both Two Story (B) and Three Story (A) configurations, it appears that the fenestration detail is as suggested. The base, middle and cap however are not included. The absence of this detailing method does not impact the three story buildings, negatively.

- c. Site organization may be used to establish residential character, including clustering of buildings, the manner in which buildings are organized on the site, and building massing where special attention is made to its massing by the grouping of forms and spaces to reflect more of a human scale. Creating friendly pedestrian scaled exterior spaces by grouping of smaller structures, as well as indenting or setting back some upper floors or portions of upper floors add an element of residential scale. Buildings should be located so that the front door faces the street.**

Residential: A great deal of attention paid to minimizing broad expanses of flat planes to assist with the residential scale requirement.

Retail: Lots 1 and 2 may include a functional second story component where feasible, and this may include a second story office or retail area to be used as a second story component. The second floor is not mandated for the entire length of the retail area, but if incorporated by the developer shall have vertical façade articulation for a functional mix of uses. (See additional comments in d below.)

Along the main entrance roadway, retail may be continued/relocated into Lot 7 (the portion that is R-MORC) to achieve a pedestrian oriented village environment and to integrate the mix of uses. At a minimum the organization of the site shall be modified to reflect a village environment which does not appear as nor function as segregated components.

The design of the rear of the retail/office buildings shall be such that the appearance is aesthetically appealing on all sides of the building façade and does not create a loading area or back of building function or feel which may detract from the desirability of the area for the apartment tenants or the public.

- d. Building materials. Brick, accents of brick, stucco, stone, wood or natural materials are generally more reflective of residential character. The scale of materials should be smaller and relate to a more fine-grained character reflective of residential architecture, i.e., using brick to create a smaller modular scale**

instead of large panels and using architectural detailing, including trim, framing, fenestration, and articulation, is encouraged instead of creating continuous uniform surfaces.

Residential: The covered porches, vertical and horizontal building elements articulation, window bays, hoods or awnings, the visual impact of the longer facades are successfully downsized into smaller elements.

Retail: The basic building materials for the five Buildings are listed in a letter from the Architect as smooth and textured painted stucco, an acceptable material noted above. Because there are trellised porches (Sidewalks), awnings, pergolas for outdoor seating and what appears to be some stone bases, the visual impact of the longer facades are successfully downsized into smaller elements.

On-site parking. Parking should be deemphasized as much as possible. If possible, parking should not be placed in the front of the building, but if so located shall be screened by hedges and other landscape materials and may include the incorporation of a low screen wall approximately twenty-four (24) to thirty (30) inches in height.

Residential: The requirement for de-emphasizing the parking is not met, completely. According to the Site Plan supplied, and one color elevation, a couple of the Two Story buildings are providing enclosed garages. All other parking spaces, which are the majority of them, are simply surrounding the Three Story Buildings

Retail: A combination of screen walls, 24 to 48 inches in height, and hedges and other landscape material shall be provided in the areas where parking is located along Maitland Boulevard. Screen walls shall be wrought iron, brick or other sustainable material acceptable to the City of Maitland. Landscape islands, shall be increased in size periodically (roughly 2-3 times the width of a typical parking island) fronting Maitland Boulevard to break up the visual expanse of the parking area.

Parking lots should be screened or broken up by landscaping. Reduced parking mass in lieu of an expanse of parking should be provided.

The massing of the building on Lot 2 shall be re-oriented to break up the expanse of parking lot. Example: Western end retail units may be angled into the parking lot to break up parking lot expanse.

Incorporate pedestrian corridors into the parking lot, with minimal driveway crossings and provide flexibility in parking lot island location to enhance use of islands (larger and more beneficially located to break up the monotony of a parking pattern.)

Surface stormwater facilities such as stormwater ponds and swales should be integrated into the parking lot design, incorporating landscaping and other aesthetic treatments and used as amenities.

The retention pond on Lot 4 shall be designed in an aesthetic amenity to the site. Stormwater facilities that are located in the front of a property shall be prohibited from having fencing unless it can be demonstrated to be necessary due to the configuration and topography of the lot or safety reason. The determination of necessity in this circumstance shall be made by the City Council.

The stormwater detention/retention facilities shall include a water feature such as a fountain or spray jet, and shall be planted with aquatic species which shall include cypress trees. The pond shall be designed with curvilinear edges to be reflective of a natural water body and not as a straight "box." Retention embankments shall be planted with a minimum of two trees per hundred linear feet of the stormwater tract. Trees shall be a minimum size requirements established in the City Code. Trees shall include those suitable for wet locations and are subject to City acceptance. Trees shall be planted in clusters to achieve a quality landscape design, to provide buffering for the neighborhoods to the north and west of the site to augment the lake edge buffer.

A pedestrian pathway and benches for use by the public shall be incorporated into the design, which is discussed further in this report.

Standard 3.28.10 of the 2030 CDP states that "... Stormwater ponds shall be designed to serve as amenities and/or to provide additional buffering.

- e. **Landscape design and amenities. The following landscape design and amenities principals shall be considered: incorporation of unique and existing trees into the landscape design, use of layering to promote informality with a variety of plants with differing mature heights, use wide variety of plants in**

informal arrangements, use of plants or trees which have seasonal color; accommodate the topography in site planning, including planted slopes; incorporate other site amenities such as a gazebo, trellis, and yard/site furniture, to help create the perception of a residential development.

This has not been accomplished in the design nor does the landscape plan reflect this premise. The parking lot is a linear grid and the plan proposes to mass grade the site with only peripheral maintenance of stands of trees. The plan shall be revised to include the design principles above.

Updated Review Comments for Maitland Concourse North

Submitted to City of Maitland - December 30, 2015

prepared by Jerry Walker Mills, Sr. (LEED AP)

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12.29.15 Updated Retail

- *The Compliance document submitted by ACI, 12.8.15, was reviewed. This Architect takes no exceptions with the explanations of their compliance responses.*
- *The addition of the rain garden amenities as well as the clumping of islands with trees in the retail parking areas will certainly break up and enhance a softer more natural aesthetic, between Maitland Boulevard and the retail promenade. The downside to this may be that passersby may not be able to visualize the availability and diversity of retail shops once all the proposed landscaping matures. However with technology that is available online, many will determine their retail needs and exact location before leaving home. This is a welcome and major shift to the "in-your-face" and very cold approach of strip centers in the past. This center will truly feel like an upscale retail center in terms of Architecture with a strong blending of high density landscape solutions.*

Retention Pond comments

- *Though not specifically requested in the initial review, this Architect has reviewed the updates to the main FDOT retention pond to the west of the main retail center. The configuration has changed to what might appear to be more of a natural pond with a more articulated shape than the original geometrical layout from the previous site plan. Additionally, in viewing the earlier layout of the pond in comparison with the Architects' latest submittal, it appears that more of the natural southeast side of Lake Charity has been left in place, with proposed roadways, pedestrian promenades and the retention pond moving further south to leave the natural shore edge and wetlands vegetation in place. In doing so, it also appears that the south edge of the FDOT pond has been moved closer to Maitland Blvd. reducing the landscaped width between the pond and the roadway. This is not a criticism, simply an observation. On the north side of this pond, the earlier layout also portrayed what appeared to be a more formal arrival point for parking and parklike hardscape, where the later rendition appears to reduce these two amenities.*
- *This reviewing Architect believes that the Architect of Record and their associated consultants have worked diligently through a continued process of design exploration over and above most developments produced today, to incorporate, encourage and promote the existing natural amenities of the area. This mixing of a significant commercial development with the existing natural components will surely be an excellent example of what CAN be done if enough interest and concern by the community and the local jurisdiction can be described to and required of the design team and its developers.*

12.30.15 – Updated Residential

- ***Once again, labeling of drawings between consultants for the sheets received by this Architect are inconsistent. Kimley Horn's Site Plan from the latest submittal, show only the Type IV Units along the lake, to have what appears to be drives to enclosed garages at each end of their south elevations, however Humphrey's latest renderings show a Type II elevation with a pair of garages at one end only...Kimley's Type II units are labeled as three story and are not along the lake. Other updated renderings are not labeled and are left up to the reviewer to "assume" which building type and where they are located.***
- ***An important point to be made, however, is that the scale, composition, colors and fenestration all work well within this complex and certainly lend themselves to pedestrian scale of a small, close community of residences. Due to all the components of detailing, however, maintenance, will need to be thoughtfully considered and executed, continuously.***