



City Commission Work Session

Agenda

June 30, 2021 @ 1:30 pm

Commission Chambers

401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order**2. Discussion Item(s)**

- a. **Progress Point Park Sub-Committee Discussion** 90 minutes
- A. Re-alignment of Palmetto Ave - Discuss realignment of Palmetto Ave along with expected timetable for commencement/completion
 - B. Park Space - Discuss steps for moving design concept forward along with expected timetable for completion
 - C. RFP - Update regarding status of draft RFP and discuss expected timetable for completion and any key aspects
 - D. Alternative concepts for Progress Point - Discuss how Commission would like to address any alternative concepts for progress
point that may be brought forward; Dedicated time in work session, can be part of RFP process, other format?
 - E. Sub Committee Meeting Schedule - Frequency of meetings, set time/date for next meeting

3. Adjournment



City Commission Work Session

agenda item

item type Discussion Item(s)	meeting date June 30, 2021
prepared by Jason Seeley	approved by Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Progress Point Park Sub-Committee Discussion

item list

- A. Re-alignment of Palmetto Ave - Discuss realignment of Palmetto Ave along with expected timetable for commencement/completion
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motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

Commission Public Work Sessions Guidance and Directives

These Guidelines and Directives were generated by the Commission following the workshop approval of the Conceptual Masterplan and Vision for the redevelopment of the Progress Point.

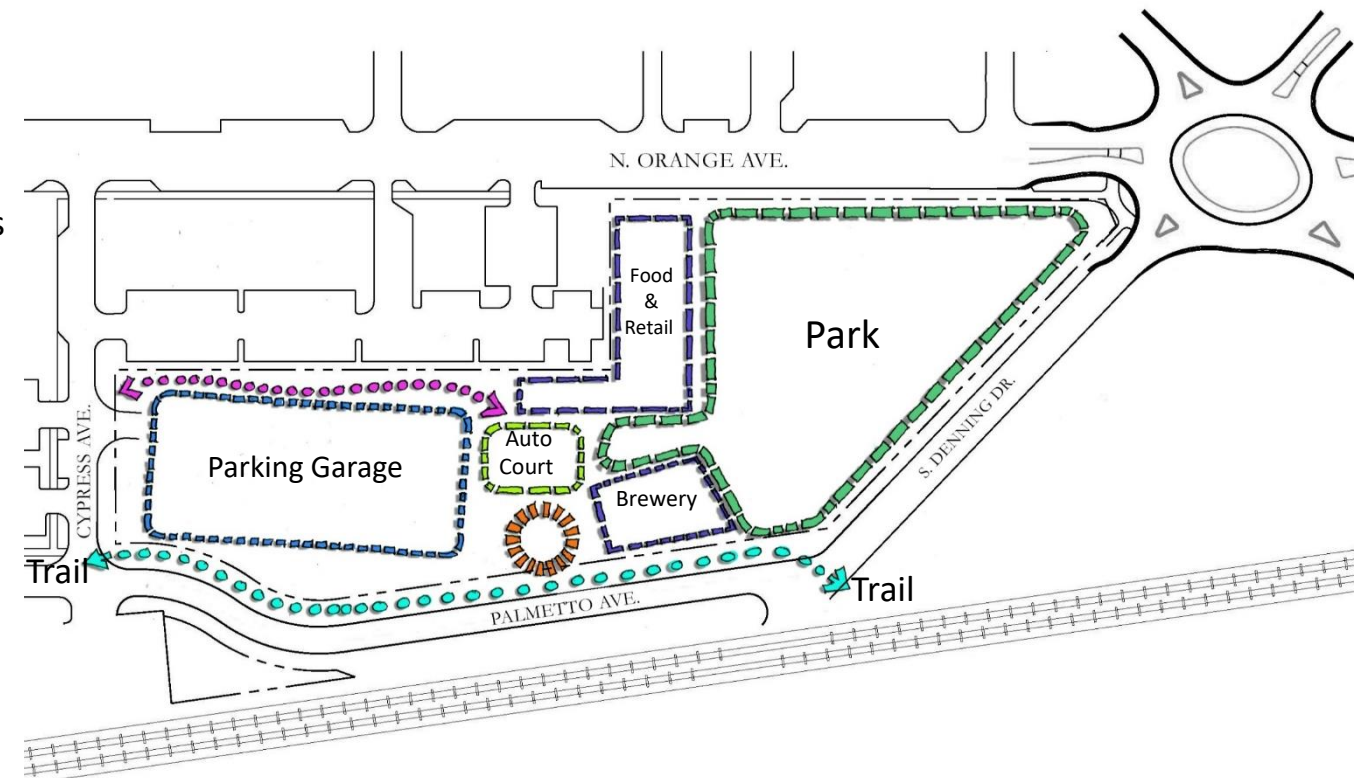
- High-level conceptual work to include pathways from Mead Botanical Garden to Progress Point Park-Library-Martin Luther King, Jr. to Central Park and its contemplated future expansion. This effort to be aimed at an expansive Federal scope so we have a better chance to qualify for forthcoming federal infrastructure bill as a shovel-ready project.
 - Role and Responsibilities between City and Private sector.
 - Visual showing importance of “greenway” as a public network connecting Mead Botanical Garden to Progress Point, and Martin Luther King, Jr. Park, and Central Park-Regional SunRail Station.
 - Approximately 1.5 acres contiguous park land (excluding bike path, promenade, buildings/gap between buildings, area south of Palmetto).
 - Sensitivities to hardscape space within Park that follow the park’s vision.
 - No residential on property.
 - City must control the property.
 - City Ownership of land in perpetuity.
 - Contributes to parking needs of small businesses in the area including a garage.
 - Maximum 20,000 SF building ground floor footprint on the land.
 - Maximum 2 stories for a total of 40,000 SF plus rooftop uses.



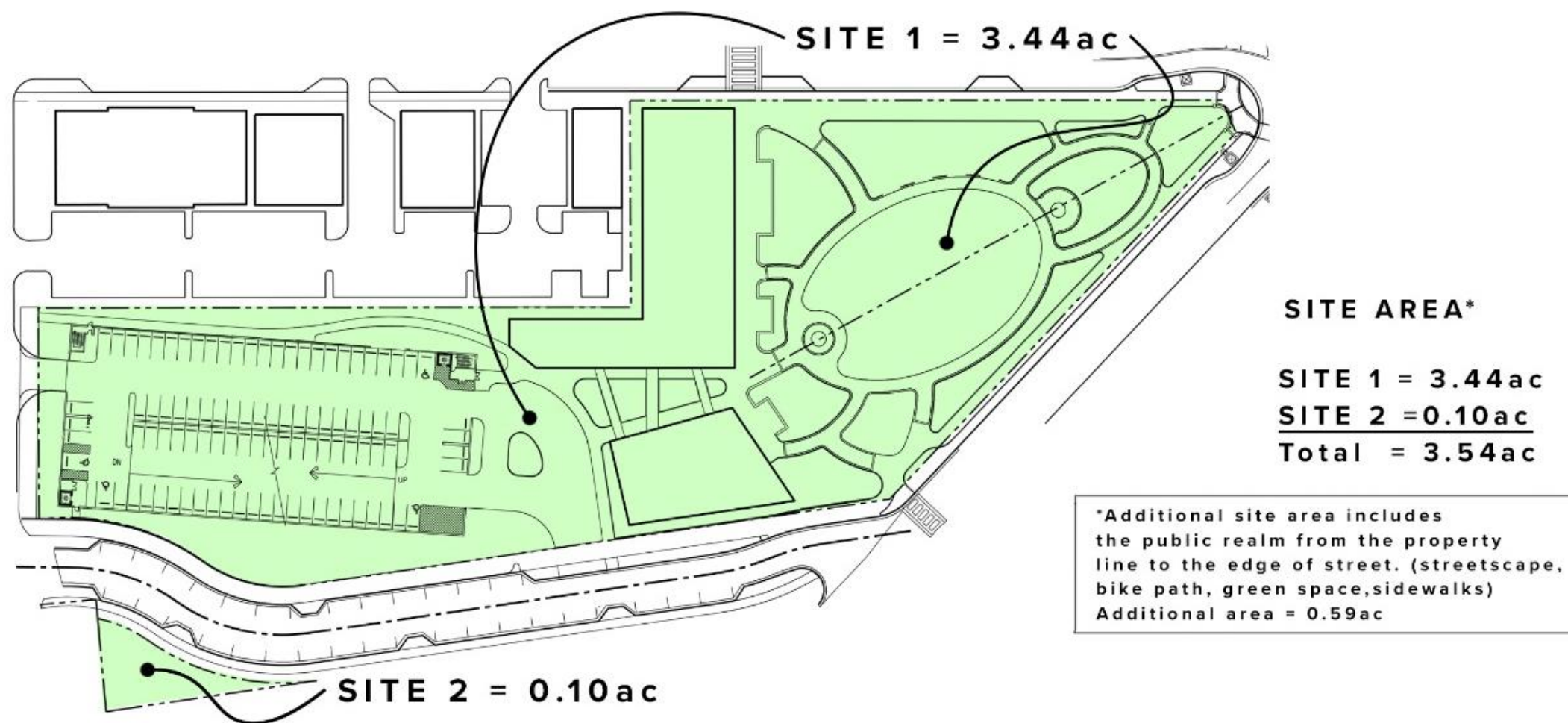
PUBLIC - PRIVATE - MARKET RESEARCH INPUT DIAGRAM

Programming

- Park & public spaces to create a “living room” for Orange Avenue
- Micro-restaurants/craft brewery, shops, shared work, galleries, wellness/fitness
- Rooftop Dining/Bar
- Public shared parking garage
- Stormwater
- Walkable/Bikeable/Trails/Greenways
- Pedestrian Crosswalks
- Denning Avenue/Greenway Master Plan
- Palmetto Avenue realignment to increase contiguous land allocation
- Mead Botanical Garden sign/streetscape

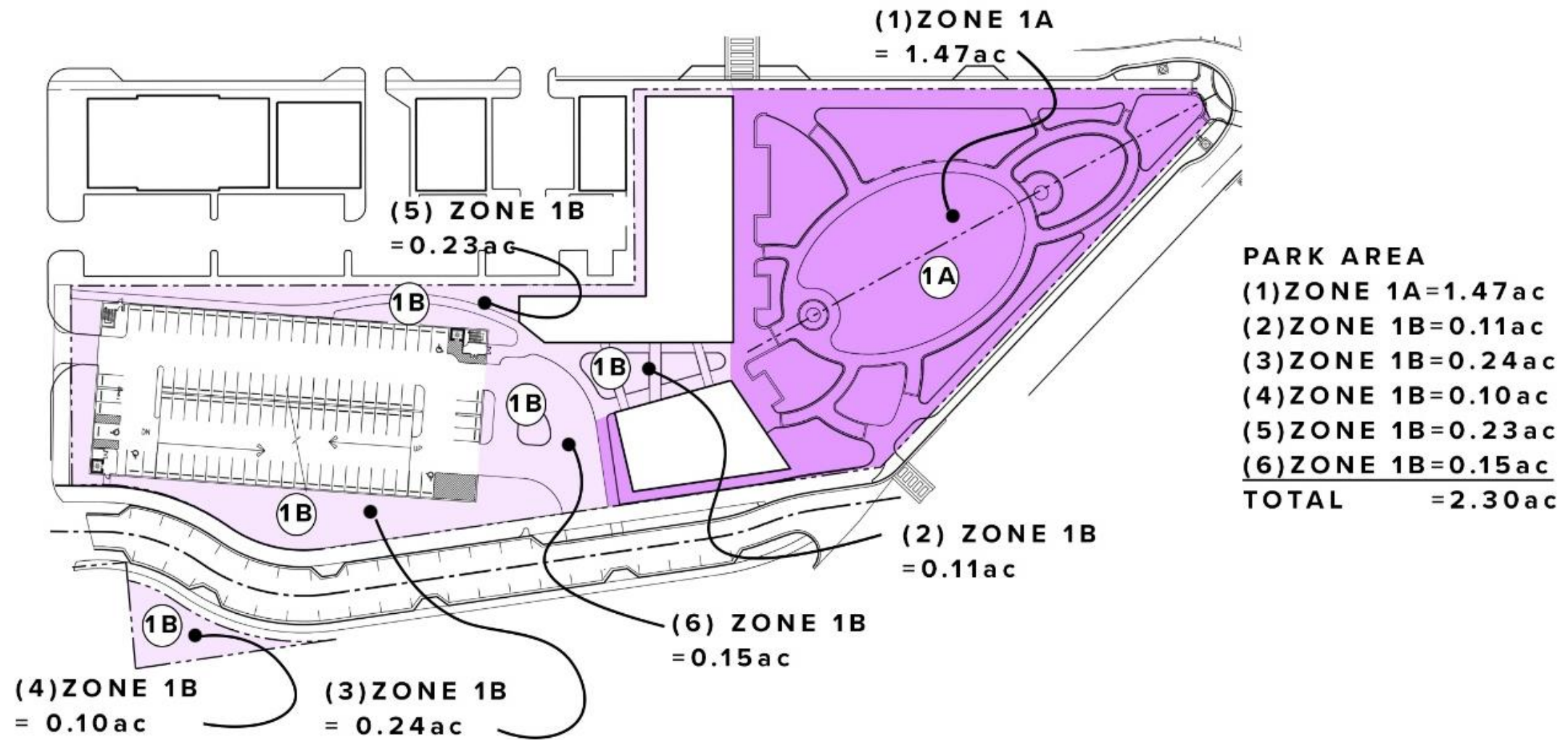


DEVELOPMENT ALLOCATION METRICS

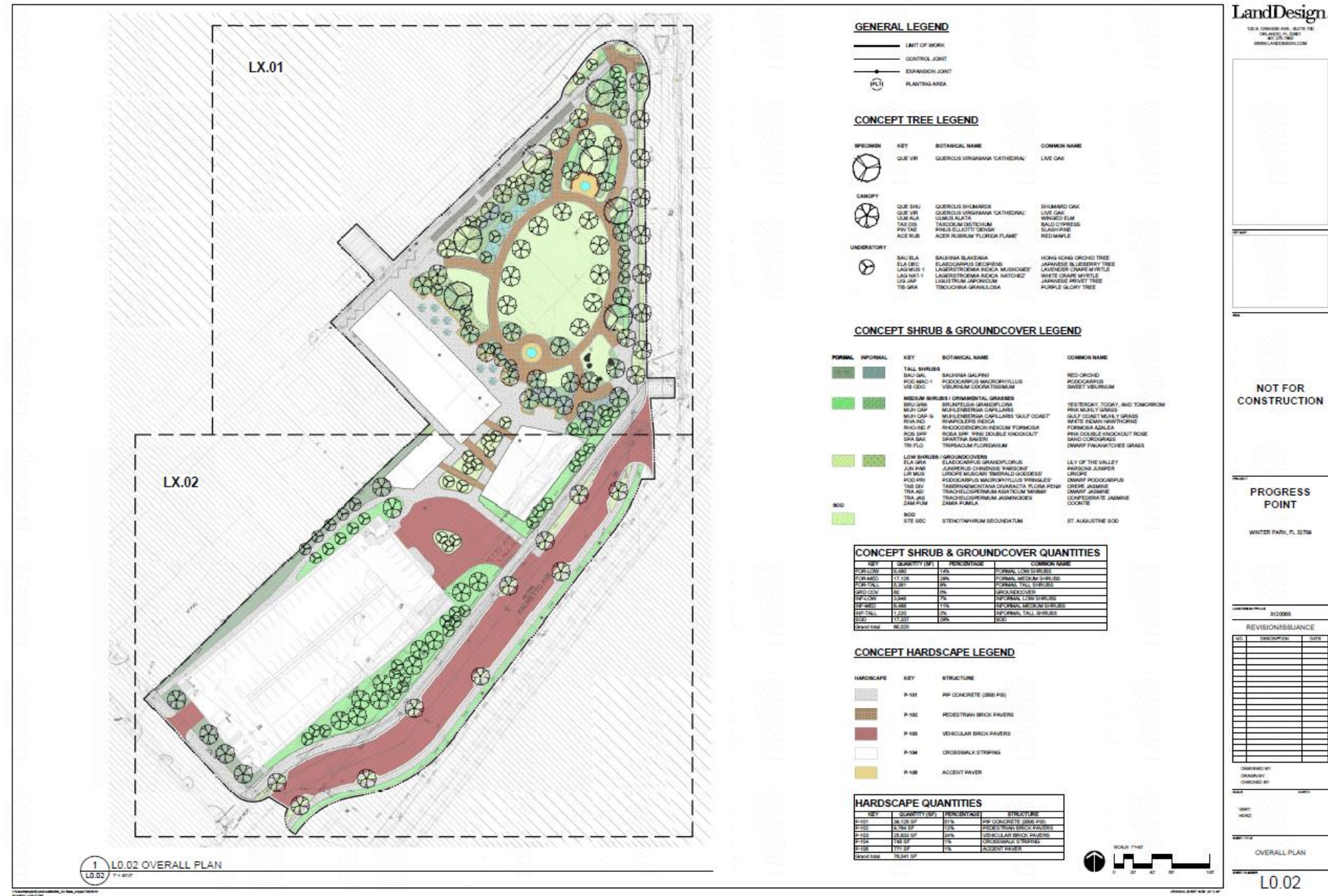


DEVELOPMENT ALLOCATION METRICS

Park Areas



PARK SCHEMATIC DESIGN



REDEVELOPMENT PRINCIPLES INTRODUCTION

At the heart of any successful project is, “**Good Design**”. Good Design is not just what looks good; it must innovate, function, be useful and have an aesthetic that fascinates and immediately appeals to its users’ senses. A well-designed building and its surrounding based on “Good Design” principals has the potential to provide much needed services and amenities to local residents, while contributing significantly to the quality of a neighborhood’s streetscape, economic vitality and integrated park space. The benefits of a well-integrated building and park space will include positive changes to the social, economic, and environment health of the community as whole. The following Design Guidelines are provided to help guide the City and Design Team to make conscious choices in the project’s massing, placement, materials and aesthetic that will reinforce the approved vision for the project as reflected in the park renderings.

ACTIVATING THE PARK

The new 1.5 acre Park will create a “**living room**” of public space and much needed urban green space for this section of Winter Park. The new Park will have a mix of landscaped and hard edges, pathways, formal lawns, soft landscape beds, water fountains and a healthy tree canopy for shade. The success of the Park will depend greatly on the ability of the new commercial space to attract residents to the location through a mix of uses, parking and good design. Design decisions for the commercial space should always be looking for ways that help to activate the Park, add to the overall quality of the space and enhance the qualities of the park. Below are various design opportunities that the commercial space can play towards activating the Park.

- Mix of commercial uses that are active from morning to night.
- Large overhangs that provide additional shading to people in the park.
- Public restrooms for the park.
- Flexible layouts that allow for new uses.
- Easy, accessible parking and flow through the spaces and between buildings.
- The building should be thought of in all three dimensions so there is not an obvious “back door”.
- Loading and Waste should be carefully designed so it does not diminish the park experience.
- Seasonal changes to the commercial spaces and facades to enhance the park experience.
- Programing activities to help activate the park space.
- Positioning the buildings to fully engage the 1.5 acre park space and encourage outside seating and activities.



BUILDING DESIGN PRINCIPLES

The commercial buildings on the site should serve as a supporting anchor for the park. As stated before, all design decisions should always be about finding ways to improve the park and not distract from it. This principle is extremely important when it comes to designing the building. Below are some key principles for the building that must be incorporated in the design. A well-designed ground floor façade contributes to the activation of the street and park space. The design must ensure a high visibility into and out of the ground floor commercial space. A transparent storefront helps to welcome the public, increase natural light, enhance curb appeal and discourage crime.

- The building should have a **village scale feel**.
- Large overhangs of balconies and cornices to provide **shade and shelter** for dining on the park terraces.
- The building should have a contextual contemporary design influence, such as reimagining an industrial space.
- Post and beam style architecture to allow maximum openness along the façade. Emphasizing the vertical columns blends with the tree trunks, while long horizontal planes allow the building to not vertically dominate the park.
- Highly **transparent façade** with large openings of operable doors or overhead doors. The building should embrace the exterior by opening to it. The ground floor should have the ability to be “open” during good weather.
- Ground floor facing the park must be a minimum of 75% transparent between ground and 12’ above the ground and additional transparency on the second level as seen in the renderings.
- Large balconies to allow engagement to the park at the second level as shown in the building section diagrams.
- The façade should have warm materials such as wood, stone, brick, and exposed steel, that reinforce the reclaiming of industrial high-bay space.
- The rooftop plays a crucial part in the activation of the building and the park. The vision for the rooftop consists of groups of seating of various styles, visible landscaping, in pots and planters, string lights, mix of umbrellas and roof planes for shade. The rooftop should be considered an extension of the building uses, i.e. dining, exercise space and bar/lounge space that would look out over the park space.
- The building needs to include restrooms for park patrons.
- All service for the buildings should be well hidden from patrons’ view and experience.
- Any louvers should be flush, decorative style.
- Exhaust vents should be well hidden and not detract from the guest experience or be visible from the ground.
- No side grease exhausts are allowed.
- All rooftop equipment must not be visible from the street and should be behind walls at the rooftop to not interfere with the guest experience at the roof terraces.
- Building bays must be flexible to allow for change in tenants. Large single tenants are not encouraged at the ground floor. Maximum allowable single tenant on the ground floor is 6,300 square feet.



COURTYARD DESIGN PRINCIPLES

The park design was envisioned to run between and around the main buildings, along both sides of the garage and connecting to Cypress Avenue. These interstitial spaces between buildings and property edges can be exciting, dynamic spaces and need to have as much care provided to them as the park itself. The main courtyard is the “arrival courtyard”, located between the two commercial buildings and the garage. This space will have cars circulating, vehicle pick up, take out standing space and pedestrian arrival. The space should follow the guidelines below.

- Building perimeter between the commercial buildings should be activated with large operable openings.
- Large overhangs for pedestrian shade & weather.
- Balconies & rooftops overlooking the courtyard.
- Lighting strung between the buildings.
- Outside dining areas.
- Possible bridge at the second level between buildings.
- Safe walkable zones for pedestrians.
- Large trees and planters.



Successful courtyards allow a blend of activities that includes seating, materials, scale, nature, lighting, and sound.



Palmetto Avenue Parking Arrival Plaza— Partial South Elevation

GARAGE DESIGN PRINCIPLES

Parking garages, while convenient, can be one of the biggest areas of complaint from the users and visually from the neighbors. Great care must be taken to make a garage that is contextual and compatible with the surrounding businesses and the neighborhood. A well-designed garage is easy to find, easy to use, enhances traffic flow, solves parking problems and is aesthetically neutral. What is meant by the term aesthetically neutral is, we recognize that the garage is a large box so it should not try to be something it is not by overthinking it. The optimal design should find a way that the garage and its size are downplayed. One encouraged solution to think of is the garage as an art or cultural canvas. By using a see-thru ventilated perforated fabric on a metal armature, you can create abstract geometries and endless artwork to the exterior of the skin of the garage. The site area allocated for the garage enables optimal dimensions to achieve the most cost-effective systems garage.



Actual examples of the range of design possibilities for façade treatment.

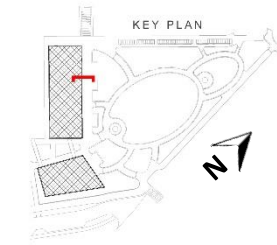
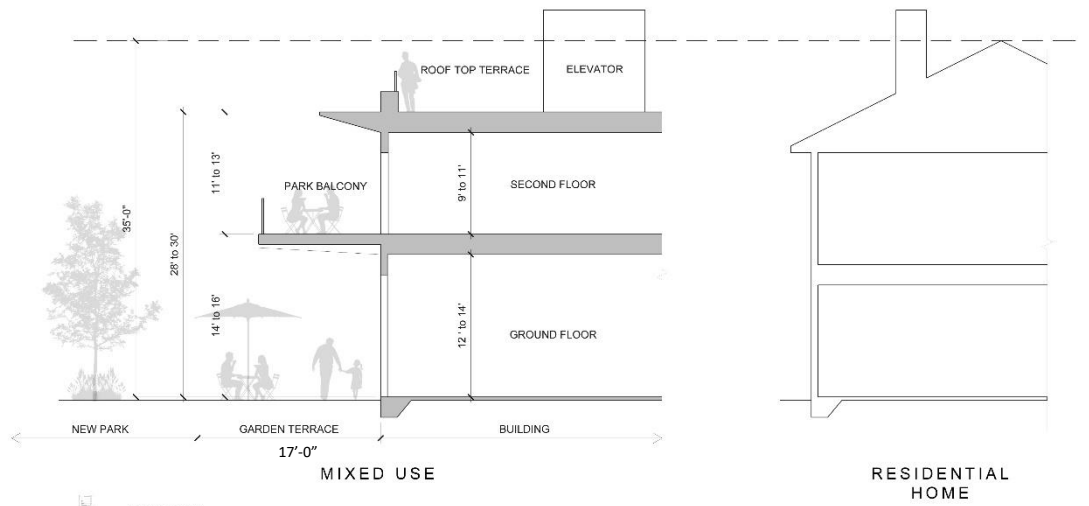


Vision study of 3-level New Garage for South Elevation of Palmetto Avenue with landscaped walkable/bikeable trail, and translucent artistic fabric solar screen.

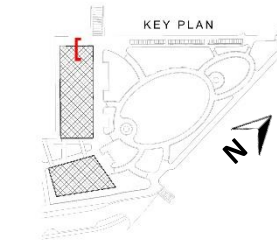
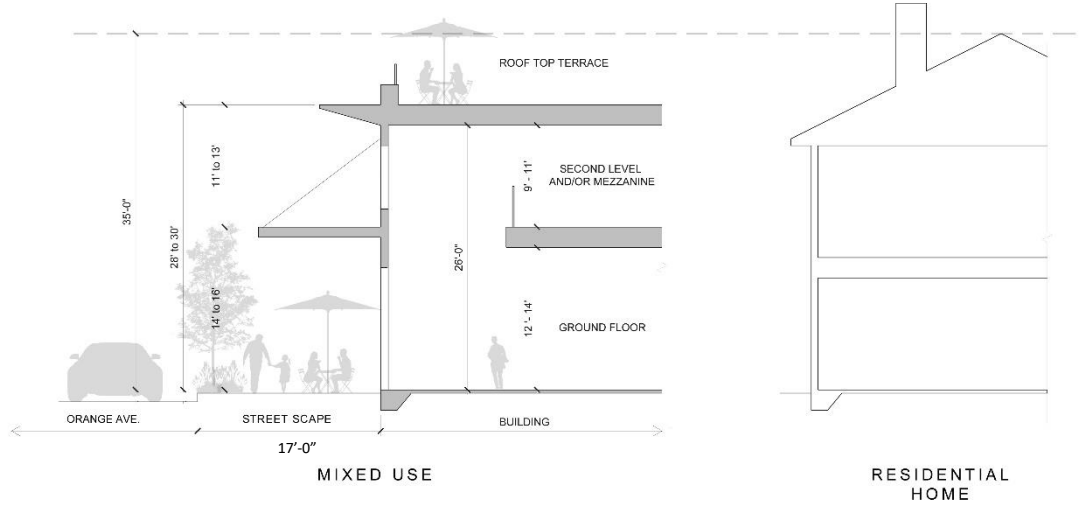
BUILDING PLANNING PRINCIPLES

Below is an excerpt from the City Orange Avenue Overlay Code.

- (3) Subarea C.
- (a) Subarea C Development Standards:
1. Base Floor Area Ratio: 25%
 2. Bonus FAR exclusively for Structured Parking: 65%
 3. Maximum Achievable FAR with Parking Structure: 90%
 4. Total FAR must be divided between multiple buildings
 5. Maximum Height: 2 Stories or 35 feet (including any awnings or shade structures) for Commercial Structures and Parking garage shall be allowed up to 4-levels including the rooftop deck.
 6. Maximum Impervious Coverage: 75%
 7. Setbacks: 0 front setback along Orange Avenue, Denning Drive, or Palmetto Avenue, except front setbacks on Orange must allow for at least a 17-foot wide sidewalk and setbacks on Denning and Palmetto must allow for a 10-foot wide sidewalk and 5-foot landscape buffer on back of curb. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement: The bike trail may substitute for applicable sidewalk requirements at the discretion of the Director of Planning. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
 8. Maximum Residential Density: 0 units per acre
- (b) Intersection and Open Space Viewshed. Due to the unique shape of Subarea C and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is banded by the lines described as follows: Start where the property lines of Subarea C meet at the intersection of Denning Drive and Orange Avenue; then travel 150 feet southwest along Orange Avenue's southeast right of way line; thence easterly to the point on the west boundary of South Denning Drive that is 150 feet south of the starting point; then north along the west boundary of South Denning Drive to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO.
- (c) Palmetto Re-Alignment. Palmetto Avenue may be relocated to allow for different development scenarios on the site. Protection of on-street parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority concern should the roadway be realigned.
- (d) Additional Development Requirements.
- (1) A monument sign at least 3 feet in height and 5 feet in width, set in a landscaped bed, shall be required to be provided at the intersection of Denning Drive, Minnesota Drive and Orange Avenue, which directs the public to Mead Botanical Garden. The City shall approve the design and location of the sign.
 - (2) Include 1.5 acres of contiguous park space plus bicycle/pedestrian trail.
 - (3) No residential use.
 - (4) City to retain ownership of this parcel in perpetuity.
 - (5) Stormwater requirements to exceed code.
 - (6) Contribute to parking needs of small businesses in the area.
 - (7) Walkways that are at least 5 feet wide (paved or bricked) must exist between buildings onsite and extend from the park area to Cypress Ave.

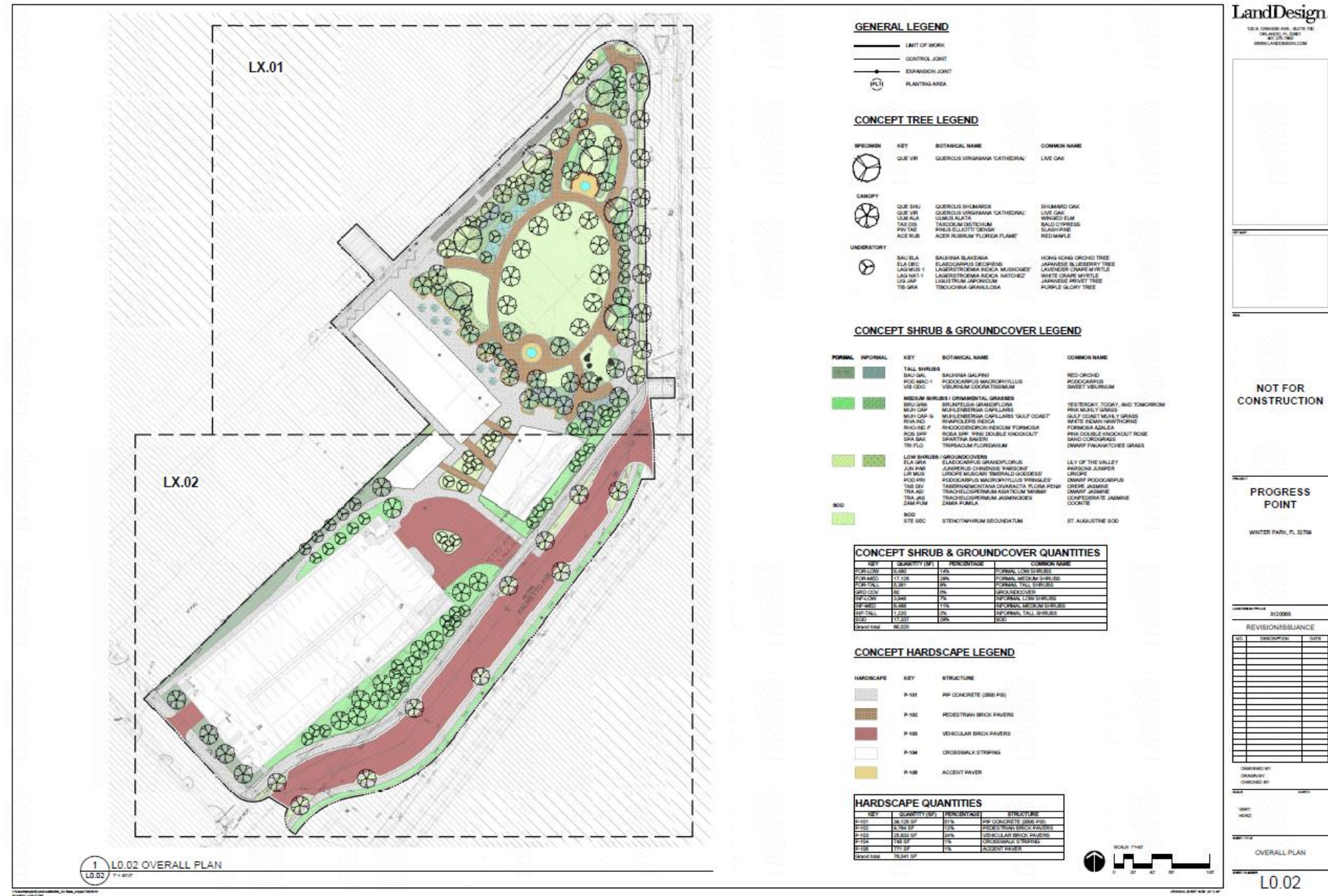


BUILDING SECTION DIAGRAM FACING THE PARK



BUILDING SECTION DIAGRAM ALONG ORANGE AVE

PARK SCHEMATIC DESIGN



PARK SCHEMATIC DESIGN





THE PARK VISION

CONSIDERATIONS

+ FORMAL MEETS FLORIDA - *BUT UNIQUELY*

WINTER PARK

+ EXPERIENCE NATURE - *PLANT COMMUNITIES*

+ LUSH AND FLEXIBLE PARK - *VARIETY OF*

PLANTING, CASUAL, MODERN, REFINED

+ UNEXPECTED SERIES OF PATHS, PERCHES
AND PLACES

+ ADJACENT PRIVATE DEVELOPMENT

+ RESPONSE TO LOCATION AND ENVIRONMENT

+ LAYERING OF SPACES - *LARGE, MEDIUM,*

INTIMATE ZONES - FLEXIBLE AND TRANSITIONAL

+ STORMWATER CAPACITY

+ EDGES DEFINED DIFFERENTLY

