OPENING SESSION:
- Call Meeting to Order
- Roll Call/Determination of a Quorum
- Welcome, General Rules of Order and Appeals
- ARB Year in Review

WELCOME!
We are glad you have joined us for today’s meeting. The Appearance Review Board (ARB) is an advisory board to the Orlando City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to review applications for Certificates of Appearance Approval. All ARB recommendations are subject to final action by City Council. We anticipate the minutes of today’s meeting will be presented at the City Council meeting on April 16, 2018 for approval of ARB recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

GENERAL RULES OF ORDER
The Board is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairman recognizes you, state your name and address. ROBERT’S RULES OF ORDER govern the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the ARB Recording Secretary at (407) 246-2558 at least 24 hours in advance of the meeting.

APPEALS
ARB cases are quasi-judicial matters (implementing actions) and are to be conducted subject to the Florida Supreme Court ruling in Board of County Commissioners of Brevard County v. Snyder. The Board’s decision must be supported by “competent substantial evidence.” Persons dissatisfied with a board recommendation in such matters may be entitled to a de novo (new) hearing before an independent Hearing Officer in accordance with the provisions of Chapter 2, Article XXII, of the City Code. A request for a new hearing (appeal) must be filed with the Appearance Review Board Recording Secretary by 2:00 P.M., Thursday, March 22, 2018. There is a $250 fee for this appeal. The ARB Recording Secretary is located in the Downtown Development Board Division of the Economic Development Department on the sixth floor of City Hall.

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office 24 hours in advance of the meeting at 407-246-2251. Thank you for participating in your government and making Orlando truly “The City Beautiful.”
NEW BUSINESS: None.

APPROVAL OF MINUTES:

1. Approval of February 15, 2018 meeting minutes.

CONSENT AGENDA: NONE.

REGULAR AGENDA:

1. 500 N. Orange Avenue

   Owner/Applicant: Wayne Dunkelberger  
   Location: 500 N. Orange Avenue  
   District: 5  
   Project Planner: Doug Metzger

   **ARB2017-00020**  
   Request for a Major Certificate of Appearance Approval for the substantial improvement of an existing 116,650 s.f. office building including new retail uses, exterior treatments, landscape, hardscape, and the addition of a new 4436 space parking garage.

   Recommended Action: Staff recommends APPROVAL of the request with the following conditions

ARB Staff has reviewed the submittal documents and has the following comments:

ARB Staff has reviewed the proposed 500 N. Orange Avenue rehabilitation plans and is recommending approval with conditions of the project with and without the proposed parking garage:

1. Streetscape
   A. Streetscape Design Guidelines
      i. All streetscape design and construction is required to comply with the standards of the Downtown Orlando Streetscape Design Guidelines 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 zone and any proposed outdoor dining areas.
      iii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the 15-foot streetscape zone outside of the right-of-way.
   B. General Streetscape Requirements:
      i. Street Trees – High rise live oaks trees shall be planted as the primary street tree in the tree well planters. Sylvester Palms may be used as accent trees at the building entrances.
      ii. Structural Soil – To minimize root damage to adjacent pavement areas, structural soil or a Planning Official approved equivalent shall be installed around all canopy street trees consistent with Detail 3.4-O and 3.4-P of the Downtown Orlando Streetscape Guidelines.
      iii. Street Lights – Double acorn LED streetlights, consistent with the Downtown Streetscape Design Guidelines shall be used on all streets and spaced based on OUC lighting requirements.
      iv. Corner Treatments—The corner treatment at all corners shall be Lawrenceville Brick, with a 6-inch thick concrete sub-base for the first 6-feet from back of curb and all ADA ramps transitioning to a 4-inch thick concrete sub-base to the face of building. Corner treatments shall provide two accessibility ramps at each corner perpendicular to the centerline of the adjacent street.
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. Box lids must be painted a color that matches the adjacent streetscape material.
vi. Pedestrian Crossings—The pedestrian crossings at driveway entries shall be at the same grade as the sidewalk adjacent to the driveway. A pavement treatment a minimum of 7-feet wide 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 define the pedestrian path for nighttime safety. Slope transitions to the street shall occur between the sidewalk and edge of pavement.

vii. Building Entries—Building entries must face the street and be recessed if they are directly adjacent to the streetscape zone. Doors should not open directly into the pedestrian clear zone.

C. Outdoor Dining Areas/Sidewalk Cafes
   i. Outdoor dining areas and sidewalk cafes are permitted on streets with a minimum 10-foot wide pedestrian clear zone.
   ii. Outdoor dining areas and sidewalk cafes shall maintain a minimum 5-foot wide pedestrian clear between the planting strip or furniture zone and the stanchion base of the outdoor dining area.
   iii. Outdoor dining areas and sidewalk cafes shall comply with all the regulations of Sec. 54-28 of the City Code.
   iv. Outdoor dining areas that utilize a portion of the right-of-way must obtain a sidewalk café [SWC] permit.

D. N. Orange Avenue
   i. Width—The minimum streetscape width on N. Orange Ave. shall be a minimum of 15-feet from the back-of-curbs. The existing on-street parking spaces and meters must be retained in the final design. Tree wells must be a minimum of 5-feet wide and 10-feet long. The pedestrian clear zone must be a minimum of 10-feet in width.
   ii. Treatment 4 —The N. Orange Ave. streetscape must meet the requirements of Treatment 4 in the streetscape design guidelines. The sidewalk must be scored on a 5-foot by 5-foot grid.

E. W. Concord Street
   i. Width—The minimum streetscape width on W. Concord St. will be 15-feet from the back-of-curbs. Tree wells must be a minimum of 5-feet wide and 10-feet long. The pedestrian clear zone shall be a minimum of 10-feet in width. The pedestrian clear zone or sidewalk may be reduced in the area around the two significant existing oaks on W. Concord to help ensure their preservation and future vitality.
   ii. Treatment 4 —The W. Concord St. streetscape must meet the requirements of Treatment 4 in the streetscape design guidelines. The sidewalk will be scored on a 5-foot by 5-foot grid.

2. Architecture
   A. Design Intent
      i. ARB Staff supports the architectural direction and theme of the project. Continued focus on the design and details of the building, including architectural lighting will continue to be critically important through the design and development process.
      ii. ARB Approval — ARB
   B. General Architectural Comments
      i. 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.
      ii. Transparency — All ground floor building walls facing a street shall contain a minimum of 30% transparent materials or glass. A minimum of 15% transparency shall be provided on all other floors above the ground level. 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%. No windows at the ground floor level shall be dry-walled or have permanent partitions installed on the interior to block natural surveillance. Tinted, reflective, or spandrel glass does not count towards the transparency requirements.
      iii. Skyline Architecture — The proposed rooftop architecture should provide a unique identity to the building within the Downtown skyline. Refinement of the skyline architecture should continue to be addressed during the final design process. Special attention should also be paid to the lighting of the skyline architecture.
      iv. Service Area—Decorative doors or gates that are architecturally integrated with the building design shall be utilized at the loading area. The doors or gates shall be closed when the loading area is not in use.
   C. North Façade
      i. rehabilitation of the existing north façade, if the parking garage is not constructed, is acceptable with additional improvements.
      ii. The “Clear Anodized Aluminum Spandrel Panel bands the wraps the interstitial space between the floors on the South and east façade must also wrap across the north façade.

3. Parking Garage
   A. Per Sec. 62.502 Parking Facility Design of the Land Development Code [LDC], in the AC-3A/T district, parking garages and lots fronting on Pedestrian Streets and Malls designated by the Streetscape requirements of Chapter 61 shall be designed as follows: Outside of the City Center Subdistrict, a landscaped pedestrian-oriented setback of at least 20 feet shall be required for all parking garages fronting on Pedestrian Streets. However, the setback shall not be required for any portion of the
parking garage frontage which incorporates ground floor active uses other than parking. Section 62.502 is intended to create pleasing pedestrian-oriented spaces. The design alternative in this submittal meets the intent these regulations because it creates a pleasant, shaded public and pedestrian along the proposed parking garage frontage.

B. Design Intent
i. Continued focus on the design and details of the parking garage façade treatments need to be further refined. ARB staff is currently not satisfied with the proposed treatments. The final parking garage façade treatments will need to address the garage’s significant exposure to Orange Ave. and the exposed ramping on the north garage façade. The applicant and staff will continue to work together to develop an acceptable design solution.

ii. ARB Approval—The proposed parking garage treatments are acceptable and staff supports the proposed design.

iii. Additional ARB Review—If changes occur to the design of the parking garage between this ARB approval and submittal of building permits additional ARB review may be required.

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 final ARB Review and approval prior to issuance of building permits.
B. It is encouraged that the skyline architecture of the building be lit in order to make the building unique in the night time skyline.
C. Night time building elevations shall be submitted for final ARB Review prior to submittal of building permits.

5. Mechanical Equipment and Utilities
A. Venting & Exhaust—All restaurant venting and exhaust shall be directed to the roof of the building, unless an acceptable alternative is approved by the Appearance Review Officer. Restaurant venting is not permitted on any street facing façade of the building and must not be visible from the public right-of-way. All other vents and exhaust must be a minimum of 12 ft. above grade and must be integrated into the building design so as to be seamless with the overall architecture of the building. Exterior vents shall be painted to match the color of the façade around them.

A. Transformer Area Screening—Transformer areas outside the building envelope shall be screened with landscaping including a hedge that is 48-inches tall at the time of planting.
B. Mechanical Equipment—All ground mounted and rooftop mechanical equipment shall be screened to the top of the equipment and meet the screening conditions of the Land Development Code. An interior screen wall or parapet for rooftop mechanical equipment may be required. The interior screen wall or parapet shall be the same height as the installed mechanical equipment height.
C. 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 as necessary. They shall be clearly identified on the final utilities plan.
D. Fencing—Any fencing on the site shall be an open, CPTED-approved fencing, such as architectural mesh, welded wire or aluminum picket fencing. Permanent chain link fencing is prohibited.
E. Electric Meters and Switch Boxes — Electric meters and switch boxes mounted to exterior walls shall not be located on street facing facades.

6. Signage
A. A Master Sign Plan [MSP] for the property must be submitted for a separate ARB Major Review approval prior to the issuance of a Certificate of Occupancy for the building. The MSP shall clearly show how signage will be allocated between the retail, office tenants and the site as a whole. placeholders for tenant signs should shown on the building elevations for locations of proposed signage.
B. All signage shall meet the requirements of Chapter 64 of the Land Development Code [LDC], especially Sec. 64.400, The Downtown Special Sign District in the Land Development code.
C. High-Rise Signs—Per Sec. 64.246 The maximum copy area for high rise building identification signs is five square feet for every 1,000 square feet of gross floor area of the principal building, provided, however, that in no event may the total sign area for high rise building identification signs exceed 800 square feet per building. Based on the LDC the project high-rise signs are limited to a total of 583 square feet for this project.

7. Telecommunications Equipment Screening
A. 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.
B. DAS — Distributed Antennae Systems [DAS] for life safety, police department and fire department localized communication services should be integrated into the building architecture.

8. ARB Construction Observation
A. Prior to the commencement of vertical construction, the general contractor, developer and architect shall schedule a coordination meeting with ARB Staff to review the ARB conditions of approval and the ARB review process for any proposed changes that may occur during construction.
B. The general contractor shall schedule periodic meetings with the ARB Staff as needed to update staff on the project progress and potential issues complying with the ARB conditions of approval.

C. Prior to issuance of a Certificate of Occupancy ARB Staff shall review the project site for compliance with the ARB conditions of approval.

9. 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.

2. 170 E. Washington Street
Owner/Applicant: Jason Searl
Location: 170 E. Washington Street
District: 5
Project Planner: Doug Metzger

ARB2017-10009

Request for a Major Certificate of Appearance Approval for the construction of a 7 story, 155 room hotel with 82 parking spaces and associated ancillary uses including a ground floor restaurant.

Recommended Action: Staff recommends APPROVAL of the request with the following conditions

1. Streetscape
   A. Streetscape Design Guidelines
      i. All streetscape design and construction is required to comply with the design and construction requirements of the Downtown Orlando Streetscape Design Guidelines 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 zone and any proposed outdoor dining areas inside of the right-of-way.
      iii. City Services Easement—A city services easement shall be provided by the applicant for any portion of the 15-foot streetscape zone outside of the right-of-way.
   B. General Streetscape Requirements:
      i. 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.
      ii. Street Lights – Double acorn LED streetlights consistent with the Downtown Streetscape Design Guidelines shall be used on Rosalind and E. Washington and spaced based on OUC lighting requirements.
      iii. Corner Treatments—Intersection corner treatments at N. Rosalind Ave and E. Washington St. 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 outward edge of the 15-foot streetscape zone. Corner treatments shall provide two directional pedestrian ramps at each corner perpendicular to the centerline of the roadway they crossing.
      iv. Materials—Materials in the streetscape must be those approved materials in the Downtown Streetscape Design Guidelines. Specialty pavers and furniture other than those in the streetscape design guidelines are not permitted in the 15-foot streetscape zone.
      v. Valve and Junction Boxes—All at grade junction, valve and control boxes in the 15-foot streetscape zone shall be traffic bearing grade boxes and lids.
      vi. Building Entries—Doorways shall not swing open into 15-foot streetscape 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.
      vii. Curb Cuts—All existing curb cuts shall be removed and the streetscape and curbing restored during construction.
      viii. Landscape and Hardscape Plans—Detailed landscape and hardscape plans shall be submitted with the ARB Final Review application and must be approved prior to issuance of building permits.
   C. E. Washington Street
      i. Width—The minimum streetscape width on E. Washington must be 15-feet from back-of-curb. The furniture zone shall be a minimum of 6-feet along the entire project frontage. The concrete sub-base in the furniture zone shall be 6-inches thick. The pedestrian clear zone shall be a minimum of 9-feet in width.
      ii. Treatment—The existing E. Washington streetscape matches the materials, but not any of the standard streetscape
treatments in the design guidelines. The new streetscape shall be designed to match the existing streetscape treatment with Lawrenceville brick as the primary surface from the back-of-curb. A 24” concrete window pain that matches the spacing across the street and a 12-inch concrete band at the base of the building.

iii. Pedestrian Crossings—Pedestrian crossings at the garage entries shall be raised to be at the same grade as the sidewalk adjacent to the driveway. The Lawrenceville brick must be continuous across the driveway. The grade transition from street grade to sidewalk grade must occur in the 6-foot furniture zone. The driveway ramp may be concrete.

i. Street Trees—Street tree wells shall be 6-feet by 9-feet, the use of tree grates is optional. The street trees on E. Washington street must be Sylvestri palms to match the street trees on the north side of the street.

ii. Loading Zone—A minimum 9-foot pedestrian clear zone must be maintained adjacent to any proposed loading zone. The pavement surface of the loading zone must be Lawrenceville brick.

D. S. Rosalind Avenue

i. Width—The minimum streetscape width on N. Rosalind Ave. must 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. Treatment—The S. Rosalind streetscape shall include hex pavers in the furniture zone and concrete saw cut sidewalk panels with a smooth finish in the pedestrian clear zone.

iii. Street Tree Wells—Street tree wells along N. Rosalind shall be 6-feet by 9-feet. The use of tree grates is optional. The street trees on N. Rosalind must be high-rise live oak trees.

iv. Sidewalk Café—A Sidewalk café may be permitted to extend into the 15-foot streetscape zone in front of the N. Rosalind retail/restaurant 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. Layout and design of any proposed outdoor dining area or sidewalk café must be included in the ARB Final submittal.

3. Architecture
   A. Design Intent

   i. ARB and City Staff is very excited about the design and architecture of the Cambria Hotel project as presented in this submittal package. The proposed project is located at a major intersection in the core of the Downtown district and is adjacent to one of the most active areas of Downtown Orlando—Lake Eola Park. The proposed design will be a fresh and exciting addition to the downtown core.

   ii. The contemporary design and architecture of this building will have a positive impact on the downtown skyline and will activate the street on the ground level.

B. Skyline Architecture—The skyline architecture of the building is distinctive and integrates well with the rest of the building. As the design process continues, emphasis should be placed on an architectural lighting plan of the skyline that will make the Cambria Hotel a distinct addition to the Orlando skyline after dark. Final architectural lighting plans must be submitted for to ARB staff for approval prior to submittal of building permits.

C. South and West Façade Wall Fenestration — There are a large areas of blank walls on the south and west building façades. The Downtown Design Guidelines recommends that long expanses of blank wall be broken, at a maximum, every 30-feet with an architectural fenestration or detail to reduce the monotony. The applicant must continue to work with staff to improve these areas prior to submittal of building permits.

D. Transparency

   i. The ground floor building walls facing all streets must 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 must be clear with a minimum light transmittance of 80%. High performance or low-e glass 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.

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 submittal of vertical building permits.

   B. It is encouraged that the top of the building be appropriately lit in order to make the building distinct in the night time skyline.

   C. Night time building elevations must be submitted for ARB Final Review prior to submittal of building permits.

5. Mechanical Equipment

   A. Rooftop Mechanical Equipment — Rooftop mechanical equipment must be screened to the height of the mechanical equipment with parapets, louvered panels or perforated metal screen walls.

   Venting & Exhaust—All potential restaurant venting and exhaust must be directed to the roof of the building or parking garage and
must 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. All other venting and exhaust for mechanical and
   A. other utilities must be integrated with the building design so as to be seamless with the overall architecture of the building. Venting and louver panels must be painted to match the surrounding façade area.
   B. Transformer—Transformers be screened with decorative, opaque walls and gates up to 6-feet in height or they must be located inside of the parking garage.
   C. Backflow Preventer—Backflow preventor[s] must be located so as to not be directly visible from the right-of-way and should be screened from view where necessary. They must be clearly identified on the final utilities plan in the Final ARB submittal. Backflow preventers may also me incorporated into the interior of the parking garage.
   D. Fencing—Any fencing on the site shall be an open, CPTED-approved fence, such as aluminum picket or welded wire. Chain link fencing is prohibited.
   E. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be depicted on the building elevations in the Final ARB submittal.


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.

3. 330 Broadway Avenue

   Owner/Applicant: Mark Kinchla
   Location: 330 Broadway Avenue
   District: 4
   Project Planner: Doug Metzger

   ARB2017-10026

   Request for a Major Certificate of Appearance Approval for the construction of five (5) 4,010 s.q. f.t. living area 4 story four bed, four one-half bath townhouses overlooking Lake Eola.

   Recommended Action: Staff recommends APPROVAL of the request with the following conditions.

ARB Staff has reviewed the submittal documents and has the following comments:
ARB Staff has reviewed the proposed Fountain Vu 5 townhouse project at 330 Broadway Avenue, and recommends approval with the following conditions?

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 of approval in this staff report.
      ii. Maintenance Agreement—If required, 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. Curb and Curb Cuts—All existing curb cuts along the project street frontages must be removed during construction. The curb cut area must be replaced with a vertical concrete curb and grassed parkway strip.

ii. Existing Street Trees – The large existing oak trees, in the parkway strips between the sidewalk and back-of-curb, along E. Ridgewood and Broadway must be preserved. Trimming may occur to accommodate the new structure. However, the City Arborist must approve any proposed trimming, prior to the trimming.

iii. Pedestrian Crossings—The pedestrian crossings at the driveway cuts must be level and at the same grade as the sidewalk adjacent to the driveway.

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

v. Specialty Paving — Specialty pavers 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.

3. Tree Preservation/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.

4. Architecture
A. 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.

B. Transparency
i. Per Traditional City requirements the ground floor building walls facing all streets must 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 must be clear. Minimum light transmittance must 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 may 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.

5. Lighting — A lighting plan compliant with the City’s lighting regulations [Chapter 63 2M.], including photometrics and all proposed exterior lighting fixtures, must be submitted with the building permit documents.

6. Mechanical Equipment
A. Transformer Area Screening—Transformer areas outside the building envelope must be screened, at a minimum, with landscaping on three sides that is 4-feet in height at the time of planting. Transformers should not be located between any façade and the street.

B. At-Grade Mechanical Equipment—At-grade mechanical equipment must be screened with walls and/or vegetation that is the same height as the equipment it is screening. In no instance may mechanical equipment be located between a building and any street, public or private.

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

D. Fencing—Any fencing on the site must be an open, CPTED-approved fence, such as aluminum picket, architectural mesh or welded wire. Chain link fencing is prohibited.

E. Final Elevations—The location and configuration of all exterior venting and mechanical equipment shall be submitted for ARB Staff review prior to submittal of building permits.

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.

OTHER BUSINESS: NONE.

A. ARB Minor Reviews completed since the February ARB Meeting:

B. Creative Village Development Review Committee Projects for Approval:

1. ARB2018-10003 – UCF Parking Garage
OLD BUSINESS: NONE.

ADJOURMENT:

THE NEXT MEETING OF THE APPEARANCE REVIEW BOARD WILL BE THURSDAY, APRIL 19, 2018, AT 2:00 PM.