

CITY OF JACKSONVILLE
DOWNTOWN DEVELOPMENT REVIEW BOARD
MEETING

Proceedings held on Thursday, September 14, 2023,
commencing at 2:00 p.m., at City Hall, 117 West Duval
Street, Lynwood Roberts Room, Jacksonville, Florida,
before Diane M. Tropa, FPR, a Notary Public in and for
the State of Florida at Large.

BOARD MEMBERS PRESENT:

MATT BROCKELMAN, Chairman.
LINZEE OTT, Vice Chair.
GARY MONAHAN, Secretary.
TREVOR LEE, Board Member.
FREDERICK JONES, Board Member.
JOANA BERLING, Board Member, via Zoom.
WILLIAM J. SCHILLING, JR., Board Member.
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.
RIC ANDERSON, DIA, Marketing and Communications.
SUSAN KELLY, DIA, Redevelopment Coordinator.
CARLA LOPERA, Office of General Counsel.
CHRIS MILLER, City Council Member/Liaison.

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1 member.

2 BOARD MEMBER SCHILLING: Bill Schilling,
3 board member.

4 COUNCIL MEMBER MILLER: Chris Miller,
5 at-large, Group 5, councilman.

6 THE CHAIRMAN: All right. Thank you all.

7 And I do want to welcome Councilman
8 Miller. We appreciate your time and looking
9 forward to having you on the board as our
10 liaison for this year.

11 COUNCIL MEMBER MILLER: Happy to be with
12 you all.

13 Thanks.

14 THE CHAIRMAN: Okay. Board members, let's
15 go ahead and get started. I think we should
16 have minutes to be approved.

17 MS. KELLY: To the Chair, no. We wanted
18 to wait for the transcript from August 24th.
19 And so we did just receive it, so we're going
20 to save the minutes for next week.

21 THE CHAIRMAN: Okay. So we will not
22 approve minutes at this meeting. We will do
23 that next time.

24 As a quick note, as you can see Action
25 Item A, the JTA O&M facility conceptual review,

1 that remains deferred. I believe we're still
2 working with JTA and hopefully we'll have that
3 back in front of us shortly. So we'll keep you
4 all posted.

5 Action Item B, DDRB application 2023-017,
6 the Pearl Street District Multiphase Plan
7 Conceptual Review.

8 Ms. Kelly, if we could please get a staff
9 report on that.

10 MS. KELLY: Yes. And before I do,
11 Mr. Schilling has a conflict that I think I'm
12 supposed to officially read into the record, so
13 we will not be voting on this.

14 His employer, Kimley-Horn, are retained to
15 perform services for (inaudible).

16 THE CHAIRMAN: Okay. And I also -- I
17 neglected to mention, I think Ms. Berling --
18 Board Member Berling is with us on Zoom, and
19 she is -- her absence is excused and she will
20 be able to vote, assuming she is on Zoom since
21 we do have a physical quorum.

22 All right. Ms. Kelly, if we can get the
23 staff report.

24 MS. KELLY: Okay. DDRB application
25 2023-017 is a conceptual review for the Pearl

1 Street District Multiphase Plan. The site
2 consists of five blocks along Pearl Street,
3 between Union and Church Street to the north,
4 and then Clay and Julia on the west and east.

5 As a reminder to the public and the board,
6 multiphase projects go through the two-step
7 conceptual and final review process prior to
8 any subsequent development pads. The
9 development pads also go through the conceptual
10 and the final process.

11 The proposed staff's review of the
12 multiphase project includes the overall site
13 plan and requirements that are related to view
14 corridors, setbacks, heights, street closures,
15 river views, and encroachment, as well as any
16 streetscape and landscape plans if they are
17 provided.

18 The objective of the multiphase plan
19 review is for DDRB to consider the overall site
20 layout and cumulative impact of the entire
21 project on surrounding properties and then to
22 later consider the design matters that are
23 associated with the project's individual
24 buildings.

25 So on most of the block fronts, the

1 buildings are set back by about a range of,
2 like, 4 to 8 feet. This lot has been an
3 expanded pedestrian zone and some amenities
4 such as sidewalk cafes and outdoor dining.

5 The estimated building heights have been
6 provided and they range from 45 feet -- which
7 is on a block N5. That's the existing parking
8 garage. And then to the highest -- highest
9 height of 275 feet on block N8. The Church
10 District does not have a height limitation for
11 buildings, so these heights are consistent with
12 the Code. They're also compatible with nearby
13 structures.

14 The applicant's submittal includes the
15 designation of primary and secondary
16 streetscapes with 20 feet and 16 feet
17 pedestrian zones, respectively. Both of those
18 conditions exceed the Code's minimum
19 requirements for the pedestrian zone.

20 Buildings on blocks N8 and N9, which are
21 along Pearl Street, between Beaver and Ashley,
22 are set back approximately 20 feet to provide
23 for a curbless festival street.

24 The curbless street feature as well as
25 bulb-outs or bump-outs and raised intersections

1 are included within the site plan as traffic
2 calming measures to protect pedestrians and
3 enhance walkability.

4 So based on the foregoing, staff
5 recommends conceptual approval of DDRB
6 application 2023-017, subject to three
7 conditions:

8 The first is kind of our standard
9 conceptual condition. Prior to the submittal
10 for final review, developer shall meet with
11 staff to identify any deviations.

12 The second one involves coordinating with
13 staff on some district-specific standards. As
14 most of you know, each district has its own
15 district standards. However, North Core does
16 not, or does not yet, and so our staff is
17 actively working with the developer so we will
18 be on the same page when those come through.
19 And, of course, we'll relay that information to
20 you.

21 And then the third one is that there will
22 be some sort of a transition in the width from
23 the subject site's wide pedestrian zones to
24 adjacent or constrained pedestrian zones. So
25 by that -- their plan shows really wide

1 pedestrian zones, but, of course, the
2 surrounding and adjacent blocks do not have
3 that. So that it -- we want it to look
4 cohesive and unified. So somehow we would like
5 to see a transitional element in there to make
6 that a smoother transition.

7 And with that, that concludes the staff
8 report.

9 THE CHAIRMAN: Thank you, Ms. Kelly.

10 Are there any questions from board members
11 for staff before we hear from the applicant?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: Seeing none, Ms. Trimmer.

14 (Ms. Trimmer approaches the podium.)

15 MS. TRIMMER: Good morning.

16 Cyndy Trimmer, One Independent Drive,
17 Suite 1200, on behalf of the applicant.

18 I am going to struggle really hard not to
19 get in trouble with Diane today. We all know
20 it's a general struggle, but the overall
21 excitement for getting to be a part of this
22 project is palpable, and I hope by the time
23 we're done today you're feeling it too.

24 It's rare that you get to work on
25 something in an Urban Core that is this

1 meaningful, and our firm has been involved with
2 this project from its infancy when it was just
3 a dream. Then when I had a chance to meet the
4 team that they put together that draws from
5 national expertise, coupled with local talent,
6 realizing the meaningful assemblage that we
7 have here, yeah, it's going to be hard to talk
8 slowly.

9 So I am going to let the CEO kick us off,
10 and just know my urbanist heart is very happy.
11 And if I get to too fast, Diane, just yell at
12 me and I promise I'll try.

13 THE CHAIRMAN: She will. Don't worry.

14 (Mr. Moll approaches the podium.)

15 MR. MOLL: Good afternoon, everyone.
16 Board members and Council member, thanks for
17 having us here today. We're very excited.

18 I've been very anxious to get here and to
19 have the opportunity to present this project,
20 so very thrilled to be here today. And many
21 thanks to the DIA staff as well.

22 First of all, my name is Bryan Moll. I am
23 CEO of Gateway Jax. Gateway Jax is based in
24 downtown Jacksonville. We are a well-funded
25 developer that is focused solely on development

1 in downtown Jacksonville. We are focused on
2 large-scale, transformative, mixed-use
3 projects, and we are primarily focused in the
4 Urban Core portion of downtown, City Center,
5 North Core, and the surrounding neighborhoods.

6 Very brief introduction, I've had over
7 20 years of experience in the industry. And
8 I've had -- both working for private equity
9 development companies and REITs on the
10 public -- public equity side.

11 During my first 12 years, I worked for a
12 company in DC working on urban infill projects,
13 but large-scale urban infill projects,
14 retail -- anchor -- retail-heavy projects in
15 Washington, DC.

16 I moved to Tampa because of a great
17 opportunity to start a company called SPP,
18 alongside of the CEO James Nozar, and together
19 we built a fantastic team of over 50
20 individuals, and were able to build Water
21 Street Tampa. I was there to build the
22 development team, to lead the development, and
23 ultimately I was able to get all the projects
24 started.

25 When I had another opportunity to move

1 back to Washington, DC, to lead the development
2 in and around the Amazon HQ2 neighborhood in
3 Northern Virginia. So I have been blessed and
4 lucky to have been a part of a number of
5 wonderful developments and am very pleased to
6 have the opportunity to be here in front of you
7 to talk about Gateway Jax's Pearl Street
8 District.

9 MS. TRIMMER: Can you get the presentation
10 up?

11 MS. KELLY: Sorry, I forgot the
12 (inaudible).

13 MS. TRIMMER: I know, we're all so
14 excited. See?

15 MR. MOLL: While that's -- while that's
16 pulling up, I can give you an overview -- a
17 high-level overview of our vision for Pearl
18 Street and the Pearl Street District. We'll
19 see, obviously, the designs of -- it looks like
20 it's coming up. I'll hold off on that.

21 There we go. Thank you.

22 So we're going to walk through -- I'm
23 going to have the opportunity to walk through
24 the first handful of slides and talk a little
25 bit about the site context, our larger vision

1 for the project, and then some of the more
2 prominent elements of the public realm and our
3 vision for that.

4 I should mention that I've got a lot of
5 exciting things to talk about on this project.
6 We are here today to talk about the multiphase
7 site plan concept, which is not the buildings,
8 but we'll be in front of you very shortly to
9 talk about the buildings as well.

10 If you go to the next slide.

11 So the location -- I'm sure you all are
12 familiar with it -- it's on the northwest side
13 of downtown, in the NoCo or North Core
14 District, which was formerly the Church
15 District.

16 Go to the next slide.

17 And I should mention that we view -- we
18 view this location as, strategically, a very
19 important location to help knit existing
20 historic neighborhoods back together with the
21 Urban Core. As you can see on this site, a
22 majority of the land today is just parking lots
23 and vacant property.

24 N5 is known as the lighthouse parking
25 garage. It was originally a part of the First

1 Baptist Church holdings, and Gateway Jax now
2 owns that site.

3 And then N9 is a one-story warehouse
4 building that's built with cinder blocks, not
5 historically significant.

6 So the -- you know, the -- and I should
7 note that on N11 there is one historic
8 property, and that's the Porter House
9 building that JWB Real Estate Capital renovated
10 a couple of years ago. And there's a law firm
11 tenant in that building now.

12 But all in all, today, if you were to walk
13 into this area, it would sort of feel like a
14 gap, frankly, between both LaVilla and
15 Springfield to the north, LaVilla to the
16 east, and Springfield to the -- or to the west,
17 and Springfield to the north.

18 And, you know, that's -- that's a travesty
19 because both of those areas are great in and of
20 themselves, but, you know, downtown -- what
21 attracted me -- it's no secret, I'm relatively
22 new to Jacksonville, but what really attracted
23 me to downtown was the -- the bones of downtown
24 are really -- really phenomenal. The tree
25 canopy, the existing building, historic

1 structures, there's so much to love and like
2 about downtown. But when you come to sort of
3 the end of those bones, you realize it very
4 quickly. And this project has the ability to
5 help stitch all these -- all of the
6 neighborhoods surrounding the North Core and
7 City Center back together.

8 You can go to the next slide.

9 I would just note, this is another
10 contextual slide. I would just note, for a
11 future slide, the proximity to James Weldon
12 Johnson Park, the -- really, the heart of our
13 city. It is -- it -- it seems like it might
14 be, you know, far away from the water. It's
15 not really, and it's really at the heart of the
16 action. It's, you know, one block from James
17 Weldon Johnson Park. And, in our view, that
18 connection to that park and the heart of the
19 city is critically important, and that's been a
20 part of our -- our team and our designer's
21 thought process really from the beginning.

22 Next slide. We'll skip over this. It's
23 in downtown zoning, which staff mentioned.

24 Okay. So I'm going to spend a few minutes
25 talking about this slide. Again, just for

1 context, Union Street is on the north. The
2 Lighthouse Garage, which we are -- in our
3 nomenclature is named N5 -- is to the north.

4 A couple of other places that most of you
5 are probably familiar with, the City Place
6 condominium on Julia and Ashley. And then the
7 U-Haul building, which is on Ashley and Pearl.
8 And then, of course, the Porter House, which I
9 mentioned already.

10 So really the heart of this project is
11 what we call Pearl Square, which is the -- the
12 area in between Beaver and Ashley on Pearl
13 Street. This is the -- we talked about the
14 heart of the city. This is the heart of this
15 neighborhood and the heart of this district.
16 I'm going to talk a lot about that, but first
17 I'm going to talk a little bit about block N11.

18 I had mentioned James Weldon Johnson Park.
19 The design team felt -- and, really, the entire
20 team felt like bringing in -- being able to
21 bring people up from the heart of the city into
22 both Pearl Square and the project was really
23 important, and so they designed a couple of
24 different greenspaces which are labeled as B
25 and C on your site plan.

1 In fact, actually, let me take a quick
2 step back. Before we started adding the
3 details -- I do want to mention our vision for
4 the neighborhood. So excited to get into the
5 details, but I think it's important that
6 everyone understands our vision at a high
7 level. It's an 18-hour-a-day neighborhood. I
8 think a mixture of uses is absolutely critical.
9 Getting residential downtown is critical, but
10 also having retail and hospitality and hotel
11 uses are also equally important. We envision
12 this project having all of those.

13 We believe in vibrant streetscapes. The
14 only way that people will live downtown is if
15 they have things to do. And to enjoy the
16 excitement of downtown, you have to have
17 vibrant streetscapes; tree-lined streets with
18 ground-floor presences; retail lining almost
19 every street and almost -- in every building;
20 activated, pedestrian-oriented streets and
21 public spaces; outdoor dining on almost every
22 street, so -- all curated around this Pearl
23 Street square, so --

24 But both to the north and south side of
25 the Porter House, these greenspaces we view as

1 a good transition from the Porter House, given
2 that it's historic in nature to this
3 development. And so at C -- we envision C
4 being a great way to transition from Church and
5 Julia, which, again, is about a block from
6 James Weldon Johnson Park, into D.

7 And let me talk about D really quickly.
8 D is what's labeled as a private service
9 driveway. In reality -- I can't help myself
10 from using the word. It's what is known as a
11 "woonerf," which -- some of you may have heard
12 about that, but that's really a shared street
13 where you can envision people, bikes, you know,
14 maybe some limited auto traffic being able to
15 utilize that space.

16 There are a couple of really great
17 examples, including a project in DC called
18 Cady's Alley. It's really meant to be a place
19 where cafe, outdoor dining, kind of spills out
20 in a less formal -- like a normal public
21 right-of-way or street would be. So that --
22 our goal with these is to have retail all along
23 that space.

24 Our back-of-house or loading would
25 actually be off of Church Street, right across

1 from the proposed parking garage, just to the
2 south of that. And then everywhere else we
3 either have a residential lobby for that
4 building or a street-facing retail. So that
5 would be D.

6 On B, we have -- so C will be more of a --
7 sort of a bucolic park space that will be
8 activated by a water feature of some sort. On
9 B -- we view B as being more of an active space
10 that could have different programming,
11 different events on it. And then we also
12 view -- have a little spot for a kiosk of some
13 sort. So that could be a little kiosk of a
14 coffee shop. Really the inspiration there, if
15 you think of a place like Madison Square Park
16 in New York where they have the Shake Shack.
17 Probably not on that scale, but something like
18 that to activate that space.

19 Then moving along over to E, that's an
20 example of a tabletop intersection, which is an
21 element of a lot of pedestrian-friendly design
22 that we have on the project, all going up to A.
23 And A is our Pearl Square street. I do want to
24 make it clear that we do not intend to close
25 Pearl Street. It's meant to stay open to

1 traffic. Even though it is curbless, there
2 will be very defined areas for where
3 pedestrians are meant to go and where cars are
4 meant to go.

5 What we would like to do is to be able to
6 have the ability to close it likely
7 infrequently, but potentially on weekends for
8 farmers markets and then for larger events that
9 might be going on in the city, or locally, to
10 have the ability to close it would be really
11 fantastic.

12 And I would just note that in it being in
13 the heart of the project, in A in particular,
14 which is a multifamily building with
15 ground-floor retail all along Pearl Street, we
16 would envision that to have a deeper -- a wider
17 sidewalk. We're setting that building even
18 further back to have very large outdoor dining.
19 So some of our larger, more prominent
20 restaurants and cafes would be located on that
21 street, to allow for that.

22 So with that, I'm going to hand it back to
23 Cyndy. I just wanted to thank you all again
24 for the opportunity. Happy to take any
25 questions you have afterwards.

1 THE CHAIRMAN: Thank you, Mr. Moll.

2 MS. TRIMMER: Okay. So you got to meet
3 Bryan.

4 We also have with us today Eric Shullman,
5 Nicole Renner, and Justin Gravatt from the
6 Gateway team. We have Daniel Ashworth, and
7 then -- I didn't know if Mike made it from ETM,
8 and then Stan Szwalek from Hoerr Schaudt. And
9 they make up the design team that have been
10 working arduously to bring this dream to life.

11 So picking up on Page 7, these show the
12 typical cross-sections that we have created for
13 this district. The focus is truly on an
14 expanded pedestrian realm, having an
15 opportunity to engage those pedestrians, pull
16 things back further than what we see in a lot
17 of the other districts.

18 So looking through, if you see the gray
19 shaded areas, those are going to be, when we
20 get to the cross-sections, the 20-foot public
21 realm spaces. The brown are going to be a
22 16-foot public realm. And then highlighted in
23 yellow is the festival street that Bryan
24 touched on that we'll see again in the
25 packages.

1 Slide.

2 Going on to 8, you see the inspiration for
3 the various street sections. They really are
4 intended to each have their own distinct
5 character. The 16-foot rights-of-way are
6 places where we made space to have more lush
7 plantings along the amenity area than what we
8 have in some of the other areas downtown.
9 That's going to create a far more robust shade
10 canopy than some of the other areas we have,
11 and hopefully something that becomes signature
12 to this district.

13 In the 20-foot spaces, we've pulled the
14 buildings back further than what is required so
15 that we can create true outdoor dining
16 opportunities. So in addition to that festival
17 street, all the ones that you saw in gray on
18 the cross-sections have the buildings pulled
19 back so that we can have actual outdoor dining
20 on both sides of the sidewalk.

21 And then getting into the bottom, on the
22 festival street, you see that curbless
23 experience. Again, we're not closing -- there
24 were some social media rumblings. That's why
25 you're going to hear us say it a few times, so

1 that we alleviate those concerns. But creating
2 the curbless festival street lends itself to
3 the opportunity to create the experiences, like
4 what you see here, where you can have pop-ups
5 and markets, and things along those lines.

6 Slide.

7 I don't want to belabor all of these
8 slides too much because I know it gets really,
9 really repetitive.

10 These are the cross-sections that are
11 going to show what you just show highlighted on
12 the brown and gray master plan slide. So this
13 one starts at the top of the project, starting
14 at the northeast corner. This is where you
15 have, on N4, what is currently vacant land; N5,
16 currently, lovingly known as the Lighthouse
17 Garage.

18 And as you work your way around to it,
19 you'll start to see that we're really working
20 to be creative. And one of the highlights that
21 you get to see here is, we're not just
22 improving the streetscape on our sides of the
23 street that are adjacent to the proposed
24 developments. We're taking it on ourselves,
25 recognizing we're creating a district here, and

1 you have legacy land that is not slated for
2 development or things like U-Haul that are
3 developed and kind of vacant on streetscape
4 experience, so that we're going to go across
5 the street, where we can, and improve those
6 streetscapes as well.

7 Moving on to 10. So on 10, you see the
8 first opportunity -- and we've tried to capture
9 the existing condition so that you can really
10 get a feel for the impact this is going to have
11 when we come in on both sides of the street,
12 create the amenity zones that are absent today,
13 add those shade trees so that you'll be able to
14 get that pedestrian experience on both sides.

15 Eleven. Moving on to Pearl, you're going
16 to get the typical layout for that 16-foot
17 public realm that is going to have an 8-foot
18 pedestrian clear, and then the 6-foot amenity
19 zone, which is larger than what we require so
20 that we can have that lush planting and create
21 those vibrant greenspaces.

22 Moving on to 12. Bryan talked about the
23 festival street, so I'm not going to go into
24 that much more, but I do want to highlight what
25 you can see here and on the next slide, please.

1 What we've done with the festival street
2 is truly pull these buildings back. So the
3 brown is showing how far the buildings are
4 pulled in from our own property lines, and
5 there's additional space that we're dedicating
6 to the public realm. In that festival street,
7 we've pulled back so far along the public realm
8 side, the amenity zone, we've actually made it
9 wide enough to have a dual tree canopy. So
10 there's going to be real outdoor dining along
11 this space that is shaded, something we can
12 enjoy year-round. And then, likewise, on the
13 opposite side of the street, still a very
14 robust canopy that's going to have outdoor
15 dining available on all of these streetfronts.

16 Moving on to 13. And then that one is --
17 we're not doing this just in the festival
18 street areas. So along N8 and N9, where we
19 have the available space and have pulled the
20 buildings back, we're still creating these very
21 robust outdoor dining areas. All of these
22 buildings are going to be ground-floor
23 activated, and we want that activity and that
24 energy to flow over into the street.

25 Again, we're in a dead zone. We need to

1 get people up here and attract them through, so
2 we want a lot of activity going on so that when
3 you come through, you can feel it, you want to
4 come here, you want to stay here.

5 Moving on, Beaver is currently one of the
6 FDOT right-of-ways, but we have some space on
7 here. We're going to work with them to do some
8 improvements and get some things slowed down
9 there. But for now, one of the things that
10 we're doing with the Lighthouse Garage that I
11 really love is bringing ground-floor activation
12 to the garage itself as well so that we're
13 going to create that energy on both sides of
14 the street.

15 Slide.

16 Clay Street. We're facing south on this
17 one, so it's a little backwards. Stanton
18 school is on your right in this image. But it
19 shows you another one of those opportunities
20 we're going to take where there is just really
21 not a streetscape available on either side, and
22 we're going to cross the street and make that
23 all come up to Code as -- to the extent
24 possible. Clay is a very confined
25 right-of-way, but we do believe that we've got

1 space to get a real amenity zone and still
2 preserve the pedestrian clear on that side.

3 Slide.

4 And then moving on to Ashley, we start to
5 see the U-Haul building come into focus. And
6 we do have opportunity on that one as well to
7 start creating a streetscape. So we're going
8 to do what we can to improve the facade -- the
9 frontage along that corridor so that it better
10 matches what we're doing on the other side of
11 the street, which is one of our 20-foot public
12 right-of- -- public realm spaces.

13 Moving on to Porter, this one really is
14 important. Porter truly is a gem of downtown
15 and it's the last vestige of these grand old
16 mansions that we have. So we didn't want to
17 shadow it and just have it blend into the
18 background. So creating these public spaces
19 truly honors it for what it is. We'll let
20 people get there and gather. We're going to
21 add so much density, so these gathering places
22 are going to be integral and important, and
23 again, really, really important to bringing
24 that energy up from James Weldon Johnson and
25 getting people into this corridor.

1 Slide.

2 I'm going to flip through the next couple
3 because you're kind of getting the pattern
4 here. We've got 20-foot right-of-ways, 16-foot
5 right-of-ways on each side. Same thing on
6 Church. Same thing for Julia.

7 Moving back on -- perfect. Thank you.

8 Bryan touched on the woonerf. Don't ask
9 me to spell it. I had to Google it. In my
10 mind, it's really creating more of a plaza
11 atmosphere. And the really creative thing on
12 that building is you're not just doing the
13 public right-of-way base, but you're also then
14 going to create this plaza that can spill out
15 the energy into those adjacent park spaces. It
16 is accessible by vehicles. Some are probably
17 going to use it during the day, but the hope is
18 during the night that that truly is an
19 activated space where everything can spill out
20 and cross over.

21 Slide.

22 Recognizing that we're creating a unique
23 district, we've done a lot of different
24 opportunities for traffic calming.

25 Board Member Loretta, I hope you're happy

1 with the number of bulb-outs that we have
2 created on various parts of it.

3 Also, using the raised tabletop. And then
4 on the festival street, incorporating those
5 planters for pedestrian safety.

6 Slide.

7 We're exceeding the shade requirement in
8 most of the district. We'll continue to work
9 with staff to make sure that all of that's
10 documented as the buildings come on line and
11 that everything is compliant.

12 And then the last two slides show -- as
13 this has gone from the rebranding from Church
14 into the North Core/NoCo district, we're
15 working with staff on creating branding, and
16 streetscape, hardscape, landscape regulations.

17 The next two slides show where we're going
18 with that, as those are refined and we come in
19 for final -- and as the buildings come on line,
20 we'll have more detail. But they're pooling
21 consistent with the existing branding
22 requirements for all of the other districts,
23 just with its own flair for this one.

24 So with that, we're super excited to come
25 back with buildings, but at least you get a

1 teaser of where we're going, and we look
2 forward to answering your questions.

3 THE CHAIRMAN: All right. Thank you so
4 much, Ms. Trimmer.

5 Board members, any questions for the
6 applicant at this stage?

7 Ms. Ott.

8 BOARD MEMBER OTT: I'm sorry, Cyndy. You
9 just sat down.

10 Any ideas on general timeline? Ballpark.

11 MS. TRIMMER: We are in front of DIA for
12 incentives running parallel to this project.
13 That process dictates everything. We had been
14 in the queue, working with them for a while.
15 With the transition, needed to let the new
16 teams get in place. But you will hopefully see
17 all of those going live very, very soon.

18 We are intending to come back next month
19 for final on the site plan and conceptual on
20 the first three buildings. So it is moving.
21 And this project is well-capitalized, everyone
22 is raring to go. Hopefully, you're going to
23 see this one moving at a pace that we're not
24 used to getting to have.

25 THE CHAIRMAN: All right. Thank you.

1 Any additional questions?

2 BOARD MEMBERS: (No response.)

3 THE CHAIRMAN: Seeing none, Ric, do we
4 have any public comment?

5 MR. ANDERSON: No, sir.

6 THE CHAIRMAN: Okay. Seeing no public
7 comment, let's move on to board comments.

8 Mr. Lee, if we could start with you,
9 please.

10 BOARD MEMBER LEE: No comment.

11 Thank you.

12 THE CHAIRMAN: Mr. Jones.

13 BOARD MEMBER JONES: Again, this is an
14 awesome project. I'd love every meeting to
15 have something like this.

16 One other question I did have. It's -- it
17 may be a common question, but I think -- just
18 thinking about the City's plans for two-way
19 conversion -- I know Julia Street has come up.
20 I think it's a great opportunity to have this
21 discussion because we're not talking about just
22 a single parcel here, and we have multiple
23 opportunities and lots of discussion about
24 two-way conversion on Julia. I know -- also,
25 just protected bike lanes.

1 I know the City's master plan has some
2 discussion of separated bike lanes on both
3 Church and Ashley. So just kind of thinking
4 about -- and maybe this is a conversation with
5 the bike/ped coordinator about how we can kind
6 of stitch together those opportunities as well,
7 because I know -- just looking at the typical
8 section, you've got on-street parking and an
9 amenity zone, but we might be able to skinny up
10 those lanes and then do the parking-protected
11 bike lane, just gaining some extra space in
12 there.

13 So I think that's a good opportunity,
14 because I do know on Ashley and Church, they do
15 talk about protected bike lanes in the future,
16 so this might be a way to kind of accelerate
17 that. So just in terms of looking at your
18 typical section -- Daniel knows what I'm
19 talking about -- so we could -- you know,
20 something to do there -- look at for the next
21 meeting.

22 Other than that, good.

23 THE CHAIRMAN: All right. Secretary
24 Monahan.

25 BOARD MEMBER MONAHAN: Thank you,

1 Mr. Chairman.

2 I also think this is an outstanding
3 project. I think projects like these,
4 presented the way this one has been, you know,
5 is going to get us to the downtown that we'd
6 all like to see. So, phenomenal job.

7 I think, you know, the -- the addition of
8 density creates active streets, which is
9 everything we want. Feet on the street are
10 what matters in an active, vibrant downtown, so
11 phenomenal job.

12 Thank you, Mr. Chairman.

13 THE CHAIRMAN: Vice Chair Ott.

14 BOARD MEMBER OTT: Thank you, Mr. Chair.
15 Also very excited about this project.

16 Thank you for your work and your
17 thoughtfulness in putting this together and
18 bringing this to the board this month.

19 I love the idea of the festival, kind of
20 plaza street effect. I am not a traffic
21 person, but just thinking about the flow of
22 traffic and slowing traffic when they get to
23 that little, kind of pedestrian plaza,
24 festival, whatever we're going to call it,
25 Beaver and Pearl Street, I can see, in my mind,

1 pros also to raising that intersection, so just
2 something that occurred to me. I'm sure it has
3 occurred to you guys. So just wanted to note
4 that.

5 And last -- well, two more. Thank you for
6 your efforts towards the tree canopy. Very
7 excited to see that in downtown, especially in
8 this section.

9 The last comment is, selfishly, I work a
10 couple of blocks away, so my coworkers and I
11 are excited to see this activation and to have
12 this ground-floor retail experience.

13 Thanks.

14 THE CHAIRMAN: Thank you.

15 Mr. Loretta.

16 BOARD MEMBER LORETTA: I think it's a
17 great project. It's presented very well.

18 You know, oddly, if anything, I just would
19 ask -- make sure we're not getting too tight
20 with all the trees that we're showing. Looking
21 at the scale, it's a little tough for me to
22 figure out, but I think there may be 25 feet on
23 center throughout. And so there's just a
24 lot -- it's a lot more than what we have in our
25 current Code and so forth. So just -- if

1 there's a -- I don't know that we really want
2 to scale back -- I know the tree folks are
3 going, heck, no. But at the same time, I just
4 want to make sure there's room for the trees to
5 grow. I'd rather have a larger planting island
6 and a larger tree than them all too tight and
7 kind of straggling a little bit there.

8 Thank you.

9 THE CHAIRMAN: Thank you.

10 Mr. Schilling.

11 BOARD MEMBER SCHILLING: Thank you,
12 Mr. Chairman.

13 So, as stated, I do have a voting conflict
14 on this item, and I've filed the voting
15 conflict form with staff. And I will not be
16 voting on this item, and I have no other
17 comments or questions.

18 Thank you.

19 THE CHAIRMAN: Thank you.

20 Councilman Miller.

21 COUNCIL MEMBER MILLER: Nothing from me.

22 Thank you, Mr. Chair.

23 THE CHAIRMAN: Absolutely.

24 I also just wanted to say how excited I am
25 for this, and congratulations to all of you for

1 all the time you spent in getting to this
2 stage, now that it's starting to become public
3 and we can really get the community excited
4 about this.

5 I actually worked in the Porter House for
6 several years, so I perfectly understand what
7 you mean when you say this is a gap part of the
8 downtown fabric. And I'm incredibly excited to
9 see how this project evolves, and when we start
10 seeing what the facilities look like, and
11 really get a tangible idea of the -- what the
12 final outcome is going to be.

13 And I'll just say this: I think a lot of
14 times this board gets applicants who put
15 forward projects, and they might be good
16 projects, but when they start thinking about
17 their project, they look at the downtown Code
18 as a set of minimum criteria to get something
19 done and boxes to check, and it -- I guess in a
20 way it is that, but it also, more importantly,
21 I think, is a set of intentions for how we want
22 downtown to feel and be activated if the letter
23 of law is followed. And I -- to me at least,
24 it's clear that -- as you all were approaching
25 this project, that you really took the

1 intention of what we're trying to achieve
2 downtown to heart and it shows.

3 So again, congratulations. I'm excited
4 for the next steps that we'll take as a board
5 and that you'll take, and look forward to
6 seeing this move forward.

7 MR. ANDERSON: I believe Ms. Berling may
8 have a comment.

9 THE CHAIRMAN: Great.

10 MR. ANDERSON: And we do have one person
11 with a hand up on Zoom.

12 THE CHAIRMAN: Public commenter?

13 MR. ANDERSON: Yes.

14 THE CHAIRMAN: And that was after we had
15 public comment?

16 MR. ANDERSON: It was.

17 THE CHAIRMAN: Okay. So, unfortunately,
18 we won't do that, but I, obviously, will -- I
19 want Ms. Berling to speak.

20 So, Ms. Berling, go ahead.

21 BOARD MEMBER BERLING: Thank you,
22 Mr. Chair.

23 I agree with all the sentiments of my
24 fellow board members. This is a wonderful
25 project. This is the kind of project, you

1 know, I joined the board to be a part of, to
2 see our -- you know, Jacksonville thrive, our
3 downtown thrive, and to see positive change.
4 And so this activation that you speak of is so
5 very exciting, so -- and I'm also very thrilled
6 to hear that -- the speed to which you want for
7 this project to progress.

8 So thank you for bringing this and being
9 so thoughtful in your presentation and in your
10 consideration of the modifications you plan to
11 make to the city.

12 So thank you.

13 THE CHAIRMAN: All right. Any additional
14 comments?

15 BOARD MEMBERS: (No response.)

16 THE CHAIRMAN: And I do want to backtrack
17 a little bit.

18 Secretary Monahan, my apologies. We did
19 not do the process that we started at the last
20 meeting, which was to move the item before we
21 do board discussion.

22 So if there are no additional comments
23 from the board at this stage, then Secretary
24 Monahan, we'll look for you to get us in the
25 right posture.

1 BOARD MEMBER MONAHAN: Sure thing,
2 Mr. Chair.

3 So would the correct posture be to move --

4 THE CHAIRMAN: Move the item with staff
5 recommendations.

6 BOARD MEMBER MONAHAN: Thank you.

7 So I'd like to move DDRB application --
8 item 2023-017 with staff recommendations.

9 THE CHAIRMAN: All right. There's been a
10 motion.

11 Is there a second?

12 BOARD MEMBER JONES: Second.

13 THE CHAIRMAN: And there has been a
14 second. Since we just made that motion and
15 there was a second, any additional discussion?

16 BOARD MEMBERS: (No response.)

17 THE CHAIRMAN: Seeing none, all those in
18 favor of conceptual -- granting conceptual
19 approval for DDRB application 2023-017 with
20 staff recommendations, please say aye.

21 BOARD MEMBERS: Aye.

22 (Board Member Schilling abstains from
23 voting.)

24 THE CHAIRMAN: Any opposed?

25 BOARD MEMBERS: (No response.)

1 THE CHAIRMAN: All right. Show it that
2 the motion is adopted unanimously, and
3 Mr. Schilling did abstain.

4 All right. Congratulations.

5 Let's move on to Action Item C, Board
6 Members, DDRB application 2023-018, the Marina
7 Support Building, conceptual review, for the
8 Shipyards property.

9 And, Ms. Kelly, if we could please have a
10 staff report on that.

11 MS. KELLY: Yes, sir.

12 So before I give the staff report, just
13 note that you have this memo from Mr. Parola
14 that -- and I'll mention this more at the end,
15 but this is just -- because this property is
16 subject to a redevelopment agreement, so it's
17 just sort of -- it's a link to two things, the
18 redevelopment agreement and then the DDRB
19 approval.

20 All right. So application 2023-018 is for
21 the conceptual approval of the -- what we're
22 calling the marina support building, or the
23 marina support facility.

24 This is located on -- as a part of that
25 Shipyards mixed-use development, which is the

1 Four Seasons Hotel and then the office tower to
2 the north. And then to the west there's a
3 service drive with some parking along it, and
4 then to the east is the hotel and the
5 residential tower.

6 The project itself, subject to this
7 request, includes the mixed-use marina support
8 building, the dock master, public facilities,
9 and restaurant space. This approval would also
10 include the event lawn to the -- just adjacent
11 to the north, as well as adjacent Riverwalk
12 improvements.

13 The marina, just so you know -- and this
14 is there in the submittal -- the marina itself
15 is not included in the review. So just -- it's
16 just there for concept.

17 The subject site is located in a really
18 interesting place. There is no direct street
19 frontage on a public right-of-way. Instead, it
20 fronts the Riverwalk and view and access
21 corridors on either side.

22 So, as mentioned, the site does not front
23 a public right-of-way, so interaction with the
24 public would be from the Riverwalk and then
25 from adjacent uses. The site is located in a

1 riverfront zone. Height and placement within
2 the riverfront zones supersede build-to
3 requirements when necessary.

4 The structure is in Zone B of the
5 riverfront zone, and the structure itself has
6 an approximate height of 21 feet. This is
7 consistent with the height requirements in that
8 zone, which is 45 feet.

9 The design of the Riverwalk at this
10 location, the improvements, meet the -- excuse
11 me -- also meet the relevant criteria.

12 Surface parking lots are not contemplated
13 as part of this project. However, there is
14 some parking that's included along the service
15 drive, just west of the subject site, and --
16 you can see it in your submittal package. Per
17 the applicant's RDA, there are a certain number
18 of parking spaces that are required to be
19 dedicated to the marina use. So you'll see
20 those.

21 The marina building includes outdoor
22 seating. It fronts on an event lawn, as I
23 mentioned, and it includes wide stairs to the
24 Riverwalk.

25 The design of the building is rectilinear

1 and understated compared to the previously
2 approved curvilinear designs of the office and
3 the hotel that share the overall site.

4 The building incorporates differentiated
5 building walls and open and inviting facades
6 through the different glazing systems,
7 textures, and materials. So there's a lot of
8 transparency.

9 There is an above-ground equipment
10 enclosure area that is located on the least
11 prominent facade, which is allowed by Code.
12 It's facing that -- the service drive parking
13 along the west elevation.

14 Public bathrooms are located on this
15 elevation to service the Riverwalk and marina
16 visitors.

17 Staff finds that the screening wall of the
18 equipment enclosure should be landscaped to
19 break up any solid wall portion in excess of
20 20 feet. I believe they are already planning
21 on doing that, but just so you're aware.

22 (Mr. Parola enters the proceedings.)

23 MS. KELLY: So based on all of that, staff
24 is recommending conceptual approval of DDRB
25 application 2023-018, subject to three

1 conditions:

2 The first one, again, is to identify any
3 deviations that are sought. At this time, I
4 don't see any deviations.

5 The solid wall portions that I mentioned
6 being broken up with some sort of landscaping
7 or another variation to the wall surface.

8 And then, of course, that all site
9 furnishings, hardscaping, landscaping views to
10 be consistent with the Riverwalk art design
11 criteria which was adopted in 2019.

12 So, again, just to mention -- and
13 Mr. Parola did -- he wrote this all out in this
14 memo. This project -- we did have a meeting
15 with Parks. It was mainly on the programming
16 and the operation, but -- so they -- so the
17 applicant has some information from Parks. And
18 the -- and everybody is basically good with it.

19 And just to also know that the square
20 footages and things like that are subject to
21 the RDA. But if you have any questions,
22 (inaudible).

23 Thank you.

24 THE CHAIRMAN: Okay. Thank you,
25 Ms. Kelly.

1 Any questions from the board for staff at
2 this point?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: All right. Seeing none, do
5 we have a presentation from the applicant?

6 (Ms. Trimmer approaches the podium.)

7 MS. TRIMMER: We do. Thank you so much.

8 Cyndy Trimmer, One Independent Drive,
9 Suite 1200, on behalf of the applicant.

10 We are here today on the last critical
11 component of the Shipyards riverfront
12 development. I have with me today Will
13 Tutwiler from Iguana; Matt Wozniak with Impact,
14 the project manager; Erik Kasper and Andrew
15 Davis from Kasper Architects; and Karl
16 Soderholm with ETM.

17 Moving on to slide 3, please.

18 The initial prospectus of these put the
19 building in context with the Four Seasons and
20 the office building. As Susan stated, we were
21 going for something that complements the
22 buildings, but we didn't want to compete with
23 these statement structures on the riverfront.

24 The next slide shows from the opposite
25 perspective.

1 Moving on to the next slide for the site
2 plan. Since it's been a while since we have
3 all seen this, I just want to orient everybody.
4 Recall that this was not part of the original
5 approval. So this is your slide from the
6 earlier DDRB. This was the white box in the
7 bottom left-hand side that we are thrilled to
8 now be able to come and show you what we're
9 doing.

10 Next slide.

11 In addition to that white box that has
12 been grayed out all this time, we also have the
13 Riverwalk improvements culminating on the
14 bottom left corner with a view platform to be
15 able to take in the river and the marina.

16 Slide. Actually, two slides.

17 If you recall way back, this project has
18 two JEA easements that run through it, and
19 that's where we've located the view access
20 corridors. So those naturally establish the
21 boundary for this project. And just of note,
22 so that we can all enjoy the trials and
23 tribulations, all of those dotted lines are
24 gantry rails from the original shipyards that
25 run through this site up through Bay Street and

1 have made design fun on this.

2 Moving on, the overall programming for the
3 site, you can see the marina support building,
4 the event lawn, the outdoor dining, the back of
5 house, but circulation was really key to this.
6 When we did the original design and the site
7 plan and then carrying into here, we really
8 wanted the opportunities to have multiple
9 access points to bring pedestrians to and from
10 the Riverwalk, over to the stadium district.
11 And you can start to see those circulation
12 patterns here, carrying over into Met Park for
13 those improvements.

14 Slide.

15 So in addition to preserving those view
16 and access corridors, you'll kind of see the
17 highlighted pink triangle towards the bottom.
18 The team has been working with a marina
19 specialist throughout the design of this
20 project so that we made sure that everything
21 going into this marina design was world class.
22 The pink highlight is a viewshed corridor that
23 the harbor master requires to be able to have
24 eyes on the marina at all times, so it kind of
25 dictated some of the layout that you're going

1 to see on the hardscape/landscape surfaces
2 along the Riverwalk.

3 Moving on to the event lawn -- oh, no,
4 stay on that slide. We're going to stay on
5 that slide for a minute. Thanks.

6 Moving on to the event lawn space, this is
7 a partnership between the developer and the
8 City Parks Department and DIA. We are working
9 to refine the plans for this, but you can see
10 the initial layout and the scheme that we're
11 going for. We're not going to hold river jams
12 here, but we do have an elevated platform in
13 the northeast corner that's going to have power
14 outlet availability, will be ADA accessible to
15 be able to hold smaller scale concerts, venues,
16 pop-ups, things along those lines.

17 You can also see, moving over to the left
18 of the marina support building, the
19 back-of-house elements. We wanted to keep this
20 building very modern, very clean, but
21 recognizing there are pretty extensive
22 back-of-house requirements for marina
23 operations, including the marina fuel tanks.
24 And as a city, we are shifting with our new
25 resilience officer, to make sure that

1 everything that we're doing has a resilience
2 forefront.

3 So the fact that we did these fuel tanks
4 above ground, and then all of the limitations
5 for what you can put above and beside those
6 fuel tanks, really dictated the layout of this
7 space, what could be done in terms of
8 screening. So you'll see on here, and as we go
9 through the slides, there really is appreciable
10 landscaping and screening that has gone into
11 that space, but it also allows, when you're
12 looking down from the Four Seasons and from the
13 office building on to the marina support
14 building, you've got very clean surfaces, and
15 we didn't have to worry about hiding any of
16 that AC and things along those lines.

17 The last thing on here -- you can start to
18 see the very first opportunity of the new
19 Riverwalk Northbank guidelines. So on the
20 Northbank, we are now adopting these geometric,
21 harder lines rather than what we're used to on
22 the Southbank with kind of the undulating
23 patterns. And as we get into the renderings,
24 you'll see those coming on line.

25 Slide.

1 Moving on to the dimensions, because I
2 know it's always a question. Everything about
3 this project and the riverfront has the minimum
4 16-foot hardscape surfaces. Some of them go up
5 to over 37 feet, so you have plenty of
6 opportunity to enjoy the riverfront going along
7 this project.

8 Slide.

9 Again, with this, we had a heavy focus on
10 pedestrian circulation and connectivity. We
11 saw on the earlier slide a lot of that. But
12 with this, you see with the blue access points
13 all of the various opportunities that -- you're
14 going to have access doors on all sides of the
15 building, playing into the office building and
16 the event lawn. And then you also see, as
17 Susan mentioned, the highlight of the dedicated
18 marina support parking spaces that are part of
19 our redevelopment agreement obligations with
20 the City.

21 Slide.

22 Carl with ETM had the unenviable task of
23 trying to balance the ship master's
24 requirements to not have anything in front of
25 his view with the Downtown Overlay requirement

1 to get to 70 percent shade along the Riverwalk.
2 Thank God he's talented, he managed to do it,
3 while also giving us these view platform
4 opportunities at various points.

5 Slide.

6 I know grading is becoming more of a
7 hot-button issue and things that everybody
8 wants to talk about, so we have included that
9 for the site. The low points along the
10 bulkhead and some of the other at the
11 riverfront are 7 foot. The building itself has
12 a 12'4" finished floor elevation, and you can
13 also see in the event lawn where the event
14 platform at the northeast corner is raised
15 above the general event lawn activity space.

16 And I will let the people smarter than me
17 answer any other questions about what those
18 numbers mean.

19 Slide.

20 The next couple of slides show that the
21 hardscape, streetscape, landscape, all of these
22 elements comply with the new updated palettes
23 we have for slightly more modern streetscape
24 furniture, which I'm particularly pleased to
25 see, as well as adopting the Riverwalk palette

1 and the tree canopy that we will be providing
2 on here.

3 Moving on to slide 19. So here you start
4 to see the division in the building itself
5 between the restaurant components and then the
6 interior ship office, which includes a marina
7 retail component. Susan touched on the fact
8 that we do have public rest rooms in the
9 northeast corner -- northwest corner of this
10 building. Those that serve the Riverwalk also
11 serve the marina.

12 What you may not have realized at a glance
13 is that we also have laundry and shower
14 facilities that will be available for marina
15 guests. Those will not be open to the general
16 public, but those that need it will be able to
17 check in at the marina office and access those
18 amenities.

19 With the restaurant, we have the
20 indoor-outdoor seating, bringing more than 100
21 seats, with true outdoor waterfront dining
22 capacity that I know we are all starved for.
23 And then you start to see the planning of the
24 back-of-house elements.

25 Slide.

1 The materials that we went for on this,
2 again, very clean, very modern, stucco, metal,
3 a lot of glazing, and then roll-up doors, so
4 that's -- because we are on the waterfront and
5 we do actually have temperate times of year,
6 you'll have the opportunity to open that dining
7 up truly to take in the waterfront.

8 I'm not going to belabor the next couple
9 of slides of elevations because you get the
10 feel much, much better from the renderings. So
11 if we can move over to slide 26.

12 So this is your first impression of the
13 marina support building, looking at it from the
14 perspective that we are -- would be standing on
15 the Riverwalk. The left hand side is your
16 marina support office with the dock master
17 office. And then the right side, you can see
18 those roll-up doors that we referenced and the
19 restaurant facilities.

20 You can see that we've really tried to
21 tackle those topography changes and the grading
22 of the site with these beautiful landscaped
23 opportunities, but then broad, open spaces to
24 connect up to them with the stairwell here.
25 There's ramps in other locations. Everything

1 is fully ADA accessible. And you can start to
2 see the new Riverwalk patterns coming on line
3 with these slides.

4 Next.

5 This is going to be your southeast corner
6 coming from the Four Seasons. And off the view
7 access corridor, you get the image of the
8 outdoor dining, the elements of the project,
9 and also the feel for the fact that this
10 building is truly bound in windows around most
11 of it so that we're preserving those panoramic
12 visions of the waterfront.

13 Slide.

14 This is going to be coming down that
15 multiuse path that connects East Bay down to
16 the waterfront. That space, we also wanted to
17 have a live and engaging -- because that
18 multiuse path was a very, very critical element
19 of the original approval.

20 Slide.

21 This is going to be your welcome coming
22 off of that multiuse path if you're coming down
23 in between the office and the Four Seasons into
24 the project. You'll be able to see the
25 building, see the activity inside, see that

1 outdoor seating, want to come down there and
2 check it out.

3 Slide.

4 The next corner shows those public element
5 components with your access to the rest rooms,
6 very carefully designed not to have any
7 alcoves. We got into a little bit of a dog
8 house with the Parks Department the first time
9 we showed a more articulated building. They
10 said, we know what happens when you have those
11 recessed areas, so that is why the building is
12 as flat as it is. But we've included the
13 awnings and the entries so everybody will be
14 able to have the signage and understand that
15 these are public components and everything that
16 they have available is from there.

17 Slide.

18 THE CHAIRMAN: Cyndy, maybe just a tad
19 slower.

20 MS. TRIMMER: I was trying so hard.

21 This is going to be your view coming from
22 downtown. So when you walk into the project,
23 you'll be able to see all of this wide expanse,
24 to be able to enjoy the waterfront. Nothing is
25 confined here. The way the buildings have been

1 staged, it truly does preserve those [sic]
2 stepped-back feel that we want from the height
3 on the waterfront.

4 And then you barely notice, but behind
5 that tree canopy on the left is the screened
6 back-of-house corridor that we have.

7 Slide.

8 And then recognizing we care about tenants
9 in all of these buildings, we wanted to capture
10 that experience that you'd have looking down
11 from the office or looking down from the Four
12 Seasons. Again, we've got the very nice, clean
13 rooftop, and you can see the screening that
14 goes on for the back-of-house components.

15 Slide.

16 THE CHAIRMAN: Cyndy.

17 MS. TRIMMER: Again?

18 THE CHAIRMAN: It's all very exciting.

19 MS. TRIMMER: This is going to be your
20 view down within -- so you can see the Four
21 Seasons in the background.

22 One more slide.

23 And then this is the portion that you have
24 the comments from staff that show the exterior
25 screening of that back-of-house along the

1 marina service road. We'll work with them to
2 make sure that those corridors are wide enough
3 to get everything that needs to happen in the
4 back-of-house service area but still has enough
5 screening so that everyone can feel comfortable
6 with the layout.

7 And, with that, me and the entire team are
8 done and available for questions.

9 THE CHAIRMAN: Okay. Thank you,
10 Ms. Trimmer.

11 Any questions for the applicant from the
12 board?

13 BOARD MEMBER MONAHAN: Through the Chair
14 to Ms. Trimmer, I saw on the wide angle of the
15 support building the -- the finish on the glass
16 looked mirrored. Is that just for purposes of
17 the rendering or is that what we should expect?

18 MS. TRIMMER: I will let Andrew or Erik
19 from Kasper come up to speak about the
20 anticipated glazing. And we'll have samples of
21 that when we come back for final.

22 BOARD MEMBER MONAHAN: Thank you.

23 (Mr. Davis approaches the podium.)

24 MR. DAVIS: Hello.

25 Andrew Davis, 1640 Mitchell Avenue.

1 The glazing that you're seeing in the
2 renderings, it -- they're just conceptual
3 renderings at this point, so that's a -- that's
4 a TBD.

5 BOARD MEMBER MONAHAN: That's great.

6 Thank you.

7 THE CHAIRMAN: Mr. Loretta.

8 BOARD MEMBER LORETTA: Do you all have a
9 restaurateur that you've been talking to?

10 MS. TRIMMER: Will can come on up.

11 (Mr. Tutwiler approaches the podium.)

12 MR. TUTWILER: Will Tutwiler, One EverBank
13 Stadium Place, new address.

14 We are talking to a number of local
15 restaurateurs. The idea would be to have a
16 local restaurateur. There's been a -- kind of
17 a global interest in the numerous facilities
18 coming on line, both in the Northbank and
19 Southbank. So the brokers are very excited to
20 get involved in that, but we don't -- we have
21 not selected anyone in particular, but we've
22 been talking through -- on the program and
23 everything with a number of local
24 restaurateurs to ensure that we're providing
25 the best possible venue for them to -- to come

1 in.

2 So we're excited to -- to name that.

3 BOARD MEMBER LORETTA: No, I -- I mostly
4 was asking because if -- if you were discussing
5 programming with -- I mean, there's no thought
6 right now with the rooftop deck or anything of
7 that nature. It seemed like it could be a nice
8 opportunity right here, and so I just was
9 trying to see how far along -- I'd hate for
10 everything to get designed and then the
11 restaurateur comes in and they want to change
12 the program.

13 MR. TUTWILER: Absolutely.

14 Obviously, we're developing this in
15 partnership with the City, so we're trying to
16 be as responsible as possible. The designs, we
17 try to -- you know, adding access on the
18 rooftops, you know, the cost goes up
19 significantly. We're really excited about the
20 rooftop restaurant we have in the hotel. So
21 the rooftop experience is going to be there,
22 and that's obviously open to the public.

23 So this will really -- you know,
24 capitalizing on the marina-facing opportunity
25 and -- and the expanded terraces and the

1 ability to open up those doors.

2 BOARD MEMBER LORETTA: And then I'll ask,
3 I'm sorry, one more question. I guess this is
4 more for Erik. But with 112 seats, can you
5 really have liquor? I believe you can't. I
6 think you need 150. Is that not correct?

7 MS. TRIMMER: Through the Chair, we're
8 downtown, so we're okay.

9 BOARD MEMBER LORETTA: Oh, interesting.

10 MS. TRIMMER: Yes.

11 THE CHAIRMAN: All right. Ms. Ott, you
12 had a question.

13 BOARD MEMBER OTT: Yes. Thank you,
14 Mr. Chair.

15 I am inferring what I think is ADA access,
16 but could I ask to have you guys talk me
17 through ADA access to both the marina, retail
18 and the restaurant?

19 MS. TRIMMER: Sure. Carl, do you want to
20 come on up and do that?

21 (Mr. Soderholm approaches the podium.)

22 MR. SODERHOLM: Carl Soderholm, 14775 Old
23 St. Augustine Road, England-Thims & Miller.

24 If we could go to one of the site plans
25 that kind of shows the -- the site plan, I can

1 kind of walk through that.

2 Obviously, we do have some grade
3 challenges with the finished floor sitting at
4 12, and the -- the bulkhead sitting at 7.
5 However, you'll see between the back-of-house
6 area -- and this is a good slide to look at.
7 Between the back-of-house area and the marina
8 support building, that is all ADA access to get
9 you up to the elevation of the building.

10 Also, that -- that wide corridor, which is
11 16 feet wide, is between the hotel and the
12 marina support building. That is ADA
13 accessible, so that will get you to the north
14 side of the building.

15 So that's how you have ADA access from
16 the -- the Riverwalk up there. And then coming
17 down from the north, from where the office
18 building is, that's all ADA access coming down.
19 And, actually, in that scenario, we've kept
20 everything below 5 percent so that it's -- no
21 ramps or anything in that area.

22 BOARD MEMBER OTT: Great. Thank you so
23 much.

24 THE CHAIRMAN: Any additional questions
25 from the board?

1 BOARD MEMBERS: (No response.)

2 THE CHAIRMAN: All right. Seeing none,
3 Ric, do we have any public comment?

4 MR. ANDERSON: No, sir. Not at this time.

5 THE CHAIRMAN: Okay. Seeing no public
6 comment, Mr. Secretary, if you could get us in
7 the posture to discuss the item.

8 BOARD MEMBER MONAHAN: So, Mr. Chair, move
9 item 2023-018.

10 BOARD MEMBER LORETTA: Second.

11 THE CHAIRMAN: With staff conditions?

12 BOARD MEMBER MONAHAN: With staff
13 conditions, yes.

14 THE CHAIRMAN: Okay. There's been a
15 motion and there's been a second.

16 Let's go to board discussion. And this
17 time, Mr. Schilling, why don't we start with
18 you.

19 BOARD MEMBER SCHILLING: Excellent. Thank
20 you, Mr. Chairman.

21 I do not have any questions. I think --
22 again, for conceptual, there is a tremendous
23 amount of detail and information here. You all
24 have done a great job presenting. I think it
25 looks great.

1 Staff, I think you all have done a great
2 job on the review. And I agree with and
3 support the three recommendations that have
4 been provided.

5 Thank you.

6 THE CHAIRMAN: Okay. Thank you.

7 Mr. Loretta.

8 BOARD MEMBER LORETTA: I think this is a
9 great project and a great presentation today
10 and hope that all of those engineers at
11 England-Thims & Miller appreciate the landscape
12 architects and can (inaudible) up for future
13 work like this.

14 Thank you.

15 THE CHAIRMAN: Vice Chair Ott.

16 BOARD MEMBER OTT: Thank you, Mr. Chair.

17 Very excited about this project. I am a
18 huge water enthusiast, so this is tremendous
19 for downtown Jacksonville, but Jacksonville in
20 general. So thank you for the focus on marina
21 activation and the focus on making it truly
22 high quality. This will be such a great
23 addition to downtown Jacksonville.

24 I know this is conceptual, and so I just
25 wanted to throw out a suggestion. As I look at

1 slide 30 of the view of the corridor, kind of
2 between the public rest rooms and between the
3 back-of-house facility -- I know this is a
4 rendering and landscaping has not been chosen,
5 but just to keep in mind kind of that corridor,
6 whatever landscaping we do end up with, spacing
7 and the -- the dimension to which it will
8 extend into the -- the corridor, we just don't
9 want to create any areas for concealment
10 without landscaping since it is -- it's a
11 little bit of a tighter space coming in and out
12 of those rest rooms. So just something to
13 consider as you're making decisions, but
14 otherwise really, really excited about this
15 project.

16 THE CHAIRMAN: Thank you.

17 Secretary Monahan.

18 BOARD MEMBER MONAHAN: Thank you,
19 Mr. Chair.

20 I was trying to come up with a better word
21 for "excited," but, you know, excited about
22 this as well. You know, this is just another
23 aspect of all of the work that's happening in
24 this district of downtown that is -- is
25 deliberate and will create a world-class

1 destination waterfront downtown district that
2 we're all looking forward to.

3 So thank you.

4 THE CHAIRMAN: Mr. Jones.

5 BOARD MEMBER JONES: Everyone said they
6 were excited?

7 THE CHAIRMAN: You can say "enthralled" if
8 you'd like.

9 BOARD MEMBER JONES: I've heard "world
10 class." No further comment.

11 THE CHAIRMAN: All right. Mr. Lee.

12 BOARD MEMBER LEE: Thank you, Mr. Chair.

13 No comments.

14 THE CHAIRMAN: Councilman Miller, any
15 comments?

16 COUNCIL MEMBER MILLER: Nothing from me.

17 Thank you, Mr. Chair.

18 THE CHAIRMAN: Absolutely.

19 And Ms. Berling.

20 BOARD MEMBER BERLING: Yeah, great
21 project. Great presentation. Nothing further.

22 Thank you.

23 THE CHAIRMAN: Okay. I won't be
24 repetitive and say I'm excited; however, I will
25 say that I -- I believe Councilman Peluso and

1 our friends on the Jacksonville Waterways
2 Commission are excited for this project as
3 well.

4 Okay. Any additional board comments at
5 this point?

6 BOARD MEMBERS: (No response.)

7 THE CHAIRMAN: Seeing none, there's been a
8 motion and a second to approve DDRB application
9 2023-018, subject to the staff conditions as
10 listed.

11 All those in favor, please say aye.

12 BOARD MEMBERS: Aye.

13 THE CHAIRMAN: Any opposed?

14 BOARD MEMBERS: (No response.)

15 THE CHAIRMAN: All right. Show the
16 application unanimously approved.

17 Congratulations.

18 And, Board Members, that concludes our
19 action items for the day. We do have one item
20 of new business. Going back to our summer
21 meetings where we had officer elections, and if
22 you recall, Board Member Harden and I met
23 outside of a regular meeting, at a special
24 meeting, to talk about and put forward a slate
25 to the board for vice chair and secretary for

1 this coming year.

2 And I reported on that at our last
3 meeting, but just to reiterate, we did
4 recommend that Secretary Monahan would remain
5 in his role as secretary; and Vice Chair Ott,
6 likewise, would remain in her role as vice
7 chair. So assuming they both accept those
8 nominations, that is our slate, but I do want
9 to open the floor for any additional
10 nominations if the board would like to make
11 those at this point.

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: Seeing none, I do believe
14 we still have to, actually, formally adopt the
15 slate, so if I could -- somebody other than
16 Secretary Monahan perhaps, maybe just move the
17 slate as recommended by Board Member Harden
18 and I.

19 BOARD MEMBER SCHILLING: Move to approve.

20 THE CHAIRMAN: All right. There's been a
21 motion.

22 Is there a second?

23 BOARD MEMBER LORETTA: Second.

24 THE CHAIRMAN: All those in favor, please
25 say aye.

1 BOARD MEMBERS: Aye.

2 THE CHAIRMAN: Any opposed?

3 BOARD MEMBERS: (No response.)

4 THE CHAIRMAN: Congratulations, Vice Chair
5 Ott and Secretary Monahan for another term.

6 That being said, let's move on to public
7 comment.

8 Ric, are there any public commenters?

9 MR. ANDERSON: No, sir.

10 THE CHAIRMAN: Okay. Seeing none, Board
11 Members, this was a pretty quick meeting, so
12 I'm happy to get you all out of here in just
13 over an hour.

14 We'll adjourn at 3:05 p.m.

15 (The foregoing proceedings were adjourned
16 at 3:05 p.m.)

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CERTIFICATE OF REPORTER

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I, Diane M. Tropa, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 24th day of September 2023.

Diane M. Tropa
Florida Professional Reporter

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- 14
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- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

1	5	32:10	56:18, 56:25	13:22
10 [2] - 23:7	5 [2] - 3:5, 60:20	actively [1] - 7:17	angle [1] - 56:14	August [1] - 3:18
100 [1] - 51:20	50 [1] - 10:19	activity [4] - 24:23, 25:2, 50:15, 53:25	answer [1] - 50:17	Augustine [1] - 59:23
112 [1] - 59:4	6	actual [1] - 21:19	answering [1] - 29:2	authorized [1] - 68:8
117 [1] - 1:7	6-foot [1] - 23:18	ADA [8] - 47:14, 53:1, 59:15, 59:17, 60:8, 60:12, 60:15, 60:18	anticipated [1] - 56:20	auto [1] - 17:14
12 [3] - 10:11, 23:22, 60:4	7	add [2] - 23:13, 26:21	anxious [1] - 9:18	availability [1] - 47:14
12/4 [1] - 50:12	7	adding [2] - 16:2, 58:17	apologies [1] - 37:18	available [6] - 24:15, 24:19, 25:21, 51:14, 54:16, 56:8
1200 [2] - 8:17, 44:9	7 [3] - 20:11, 50:11, 60:4	addition [5] - 21:16, 32:7, 45:11, 46:15, 62:23	applicant [7] - 8:11, 8:17, 29:6, 43:17, 44:5, 44:9, 56:11	Avenue [1] - 56:25
13 [1] - 24:16	70 [1] - 50:1	additional [8] - 24:5, 30:1, 37:13, 37:22, 38:15, 60:24, 65:4, 66:9	applicant's [2] - 6:14, 41:17	aware [1] - 42:21
14 [2] - 1:6, 2:1	8	address [1] - 57:13	applicants [1] - 35:14	awesome [1] - 30:14
14775 [1] - 59:22	8-foot [1] - 23:17	adjacent [7] - 7:24, 8:2, 22:23, 27:15, 40:10, 40:11, 40:25	application [10] - 4:5, 4:24, 7:6, 38:7, 38:19, 39:6, 39:20, 42:25, 65:8, 65:16	awnings [1] - 54:13
14th [1] - 2:5	A	adjourn [1] - 67:14	appreciable [1] - 48:9	aye [6] - 38:20, 38:21, 65:11, 65:12, 66:25, 67:1
150 [1] - 59:6	ability [4] - 14:4, 19:6, 19:10, 59:1	adjourned [1] - 67:15	appreciate [2] - 3:8, 62:11	B
16 [2] - 6:16, 60:11	able [17] - 4:20, 10:20, 10:23, 15:20, 17:14, 19:5, 23:13, 31:9, 45:8, 45:15, 46:23, 47:15, 51:16, 53:24, 54:14, 54:23, 54:24	adopt [1] - 66:14	approaches [6] - 8:14, 9:14, 44:6, 56:23, 57:11, 59:21	back-of-house [11] - 17:24, 47:19, 47:22, 51:24, 55:6, 55:14, 55:25, 56:4, 60:5, 60:7, 63:3
16-foot [5] - 20:22, 21:5, 23:16, 27:4, 49:4	above-ground [1] - 42:9	adopted [2] - 39:2, 43:11	approaching [1] - 35:24	background [2] - 26:18, 55:21
1640 [1] - 56:25	absence [1] - 4:19	adopting [2] - 48:20, 50:25	approval [8] - 7:5, 38:19, 39:19, 39:21, 40:9, 42:24, 45:5, 53:19	backtrack [1] - 37:16
18-hour-a-day [1] - 16:7	absent [1] - 23:12	afternoon [2] - 2:3, 9:15	approve [3] - 3:22, 65:8, 66:19	backwards [1] - 25:17
19 [1] - 51:3	absolutely [4] - 16:8, 34:23, 58:13, 64:18	afterwards [1] - 19:25	approved [3] - 3:16, 42:2, 65:16	balance [1] - 49:23
2	abstain [1] - 39:3	ago [1] - 13:10	approximate [1] - 41:6	ballpark [1] - 29:10
2 [1] - 2:4	abstains [1] - 38:22	agree [2] - 36:23, 62:2	architects [1] - 62:12	Baptist [1] - 13:1
20 [4] - 6:16, 6:22, 10:7, 42:20	AC [1] - 48:16	agreement [3] - 39:16, 39:18, 49:19	Architects [1] - 44:15	barely [1] - 55:4
20-foot [4] - 20:20, 21:13, 26:11, 27:4	accelerate [1] - 31:16	ahead [2] - 3:15, 36:20	arduously [1] - 20:10	base [1] - 27:13
2019 [1] - 43:11	accept [1] - 66:7	alcoves [1] - 54:7	area [8] - 13:13, 15:12, 21:7, 42:10, 56:4, 60:6, 60:7, 60:21	based [3] - 7:4, 9:23, 42:23
2023 [4] - 1:6, 2:1, 2:5, 68:15	access [15] - 40:20, 45:19, 46:9, 46:16, 49:12, 49:14, 51:17, 53:7, 54:5, 58:17, 59:15, 59:17, 60:8, 60:15, 60:18	alleviate [1] - 22:1	areas [9] - 13:19, 19:2, 20:19, 21:8, 21:10, 24:18, 24:21, 54:11, 63:9	background [2] - 26:18, 55:21
2023-017 [5] - 4:5, 4:25, 7:6, 38:8, 38:19	accessible [4] - 27:16, 47:14, 53:1, 60:13	Alley [1] - 17:18	art [1] - 43:10	backtrack [1] - 37:16
2023-018 [5] - 39:6, 39:20, 42:25, 61:9, 65:9	achieve [1] - 36:1	allow [1] - 19:21	articulated [1] - 54:9	balance [1] - 49:23
21 [1] - 41:6	Action [2] - 3:24, 39:5	allowed [1] - 42:11	Ashley [7] - 6:21, 15:6, 15:7, 15:12, 26:4, 31:3, 31:14	ballpark [1] - 29:10
24th [2] - 3:18, 68:15	action [3] - 4:5, 14:16, 65:19	allows [1] - 48:11	Ashworth [1] - 20:6	Baptist [1] - 13:1
25 [1] - 33:22	activate [1] - 18:18	almost [3] - 16:18, 16:19, 16:21	aspect [1] - 63:23	barely [1] - 55:4
26 [1] - 52:11	activated [5] - 16:20, 18:8, 24:23, 27:19, 35:22	alongside [1] - 10:18	assemblage [1] - 9:6	base [1] - 27:13
275 [1] - 6:9	activation [4] - 25:11, 33:11, 37:4, 62:21	ALSO [1] - 1:18	associated [1] - 5:23	based [3] - 7:4, 9:23, 42:23
2:00 [2] - 1:7, 2:1	active [3] - 18:9, 32:8,	Amazon [1] - 11:2	assuming [2] - 4:20, 66:7	background [2] - 26:18, 55:21
3		amenities [2] - 6:3, 51:18	at-large [1] - 3:5	backtrack [1] - 37:16
3 [1] - 44:17		amenity [6] - 21:7, 23:12, 23:18, 24:8, 26:1, 31:9	atmosphere [1] - 27:11	balance [1] - 49:23
30 [1] - 63:1		amount [1] - 61:23	attract [1] - 25:1	ballpark [1] - 29:10
37 [1] - 49:5		anchor [1] - 10:14	attracted [2] - 13:21,	Baptist [1] - 13:1
3:05 [2] - 67:14, 67:16		ANDERSON [8] - 1:19, 30:5, 36:7, 36:10, 36:13, 36:16, 61:4, 67:9		barely [1] - 55:4
4		Andrew [3] - 44:14,		base [1] - 27:13
4 [1] - 6:2				based [3] - 7:4, 9:23, 42:23
45 [2] - 6:6, 41:8				background [2] - 26:18, 55:21

- connectivity** [1] - 49:10
- connects** [1] - 53:15
- consider** [3] - 5:19, 5:22, 63:13
- consideration** [1] - 37:10
- consistent** [4] - 6:11, 28:21, 41:7, 43:10
- consists** [1] - 5:2
- constrained** [1] - 7:24
- contemplated** [1] - 41:12
- context** [3] - 11:25, 15:1, 44:19
- contextual** [1] - 14:10
- continue** [1] - 28:8
- conversation** [1] - 31:4
- conversion** [2] - 30:19, 30:24
- coordinating** [1] - 7:12
- Coordinator** [1] - 1:20
- coordinator** [1] - 31:5
- Core** [7] - 7:15, 8:25, 10:4, 10:5, 12:13, 12:21, 14:6
- Core/NoCo** [1] - 28:14
- corner** [8] - 22:14, 45:14, 47:13, 50:14, 51:9, 53:5, 54:4
- correct** [2] - 38:3, 59:6
- corridor** [9] - 26:9, 26:25, 46:22, 53:7, 55:6, 60:10, 63:1, 63:5, 63:8
- corridors** [5] - 5:14, 40:21, 45:20, 46:16, 56:2
- cost** [1] - 58:18
- Council** [2] - 1:21, 9:16
- COUNCIL** [4] - 3:4, 3:11, 34:21, 64:16
- councilman** [1] - 3:5
- Councilman** [4] - 3:7, 34:20, 64:14, 64:25
- Counsel** [2] - 1:20, 2:13
- COUNTY** [1] - 68:4
- couple** [8] - 13:10, 15:4, 15:23, 17:16, 27:2, 33:10, 50:20, 52:8
- coupled** [1] - 9:5
- course** [4] - 7:19, 8:1, 15:8, 43:8
- coworkers** [1] - 33:10
- create** [9] - 21:9, 21:15, 22:3, 23:12, 23:20, 25:13, 27:14, 63:9, 63:25
- created** [2] - 20:12, 28:2
- creates** [1] - 32:8
- creating** [8] - 22:1, 22:25, 24:20, 26:7, 26:18, 27:10, 27:22, 28:15
- creative** [2] - 22:20, 27:11
- criteria** [3] - 35:18, 41:11, 43:11
- critical** [4] - 16:8, 16:9, 44:10, 53:18
- critically** [1] - 14:19
- cross** [6] - 20:12, 20:20, 21:18, 22:10, 25:22, 27:20
- cross-sections** [4] - 20:12, 20:20, 21:18, 22:10
- culminating** [1] - 45:13
- cumulative** [1] - 5:20
- curated** [1] - 16:22
- curbless** [5] - 6:23, 6:24, 19:1, 21:22, 22:2
- current** [1] - 33:25
- curvilinear** [1] - 42:2
- Cyndy** [6] - 8:16, 19:23, 29:8, 44:8, 54:18, 55:16
-
- D**
-
- Daniel** [2] - 20:6, 31:18
- DATED** [1] - 68:15
- Davis** [3] - 44:15, 56:23, 56:25
- DAVIS** [1] - 56:24
- DC** [4] - 10:12, 10:15, 11:1, 17:17
- DDRB** [11] - 4:5, 4:24, 5:19, 7:5, 38:7, 38:19, 39:6, 39:18, 42:24, 45:6, 65:8
- dead** [1] - 24:25
- decisions** [1] - 63:13
- deck** [1] - 58:6
- dedicated** [2] - 41:19, 49:17
- dedicating** [1] - 24:5
- deeper** [1] - 19:16
- deferred** [1] - 4:1
- defined** [1] - 19:2
- deliberate** [1] - 63:25
- density** [2] - 26:21, 32:8
- Department** [2] - 47:8, 54:8
- design** [11] - 5:22, 15:19, 18:21, 20:9, 41:9, 41:25, 43:10, 46:1, 46:6, 46:19, 46:21
- designation** [1] - 6:15
- designed** [3] - 15:23, 54:6, 58:10
- designer's** [1] - 14:20
- designs** [3] - 11:19, 42:2, 58:16
- destination** [1] - 64:1
- detail** [2] - 28:20, 61:23
- details** [2] - 16:3, 16:5
- developed** [1] - 23:3
- developer** [4] - 7:10, 7:17, 9:25, 47:7
- developing** [1] - 58:14
- development** [11] - 5:8, 5:9, 9:25, 10:9, 10:22, 11:1, 17:3, 23:2, 39:25, 44:12
- DEVELOPMENT** [1] - 1:2
- Development** [1] - 2:6
- developments** [2] - 11:5, 22:24
- deviations** [3] - 7:11, 43:3, 43:4
- DIA** [7] - 1:19, 1:19, 1:20, 2:14, 9:21, 29:11, 47:8
- Diane** [5] - 1:9, 8:19, 9:11, 68:7, 68:18
- dictated** [2] - 46:25, 48:6
- dictates** [1] - 29:13
- different** [5] - 15:24, 18:10, 18:11, 27:23, 42:6
- differentiated** [1] - 42:4
- dimension** [1] - 63:7
- dimensions** [1] - 49:1
- dining** [13] - 6:4, 16:21, 17:19, 19:18, 21:15, 21:19, 24:10, 24:15, 24:21, 46:4, 51:21, 52:6, 53:8
- direct** [1] - 40:18
- discuss** [1] - 61:7
- discussing** [1] - 58:4
- discussion** [6] - 30:21, 30:23, 31:2, 37:21, 38:15, 61:16
- distinct** [1] - 21:4
- district** [13] - 7:13, 7:14, 7:15, 15:15, 20:13, 21:12, 22:25, 27:23, 28:8, 28:14, 46:10, 63:24, 64:1
- District** [7] - 4:6, 5:1, 6:10, 11:8, 11:18, 12:14, 12:15
- district-specific** [1] - 7:13
- districts** [2] - 20:17, 28:22
- division** [1] - 51:4
- dock** [2] - 40:8, 52:16
- documented** [1] - 28:10
- dog** [1] - 54:7
- done** [8] - 8:23, 24:1, 27:23, 35:19, 48:7, 56:8, 61:24, 62:1
- doors** [4] - 49:14, 52:3, 52:18, 59:1
- dotted** [1] - 45:23
- down** [12] - 25:8, 29:9, 48:12, 53:14, 53:15, 53:22, 54:1, 55:10, 55:11, 55:20, 60:17, 60:18
- downtown** [28] - 9:24, 10:1, 10:4, 12:13, 13:20, 13:23, 14:2, 14:23, 16:9, 16:14, 16:16, 21:8, 26:14, 32:5, 32:10, 33:7, 35:8, 35:17, 35:22, 36:2, 37:3, 54:22, 59:8, 62:19, 62:23, 63:24, 64:1
- Downtown** [2] - 2:5, 49:25
- DOWNTOWN** [1] - 1:2
- draws** [1] - 9:4
- dream** [2] - 9:3, 20:10
- drive** [3] - 40:3, 41:15, 42:12
- Drive** [2] - 8:16, 44:8
- driveway** [1] - 17:9
- dual** [1] - 24:9
- during** [3] - 10:11, 27:17, 27:18
- DUVAL** [1] - 68:4
- Duval** [1] - 1:7
-
- E**
-
- easements** [1] - 45:18
- east** [3] - 5:4, 13:16, 40:4
- East** [1] - 53:15
- effect** [1] - 32:20
- efforts** [1] - 33:6
- either** [3] - 18:3, 25:21, 40:21
- elections** [1] - 65:21
- element** [4] - 8:5, 18:21, 53:18, 54:4
- elements** [5] - 12:2, 47:19, 50:22, 51:24, 53:8
- elevated** [1] - 47:12
- elevation** [4] - 42:13, 42:15, 50:12, 60:9
- elevations** [1] - 52:9
- eleven** [1] - 23:15
- employer** [1] - 4:14
- enclosure** [2] - 42:10, 42:18
- encroachment** [1] - 5:15
- end** [3] - 14:3, 39:14, 63:6
- energy** [4] - 24:24, 25:13, 26:24, 27:15
- engage** [1] - 20:15
- engaging** [1] - 53:17
- engineers** [1] - 62:10
- England** [2] - 59:23, 62:11
- England-Thims** [2] - 59:23, 62:11
- enhance** [1] - 7:3
- enjoy** [5] - 16:15, 24:12, 45:22, 49:6, 54:24
- ensure** [1] - 57:24
- enters** [1] - 42:22
- enthralled** [1] - 64:7
- enthusiast** [1] - 62:18
- entire** [3] - 5:20, 15:19, 56:7
- entries** [1] - 54:13
- envision** [4] - 16:11, 17:3, 17:13, 19:16
- equally** [1] - 16:11
- equipment** [2] - 42:9, 42:18
- equity** [2] - 10:8, 10:10
- Eric** [1] - 20:4
- Erik** [3] - 44:14, 56:18, 59:4
- especially** [1] - 33:7
- establish** [1] - 45:20
- Estate** [1] - 13:9
- estimated** [1] - 6:5
- ETM** [3] - 20:7, 44:16, 49:22
- event** [9] - 40:10, 41:22, 46:4, 47:3, 47:6, 49:16, 50:13,

50:15
events [2] - 18:11, 19:8
EverBank [1] - 57:12
everywhere [1] - 18:2
evolves [1] - 35:9
example [1] - 18:20
examples [1] - 17:17
exceed [1] - 6:18
exceeding [1] - 28:7
excellent [1] - 61:19
excess [1] - 42:19
excited [2] - 9:17, 11:14, 16:4, 28:24, 32:15, 33:7, 33:11, 34:24, 35:3, 35:8, 36:3, 57:19, 58:2, 58:19, 62:17, 63:14, 63:21, 64:6, 64:24, 65:2
excitement [2] - 8:21, 16:16
exciting [3] - 12:5, 37:5, 55:18
excuse [1] - 41:10
excused [1] - 4:19
existing [5] - 6:7, 12:19, 13:25, 23:9, 28:21
expanded [3] - 6:3, 20:14, 58:25
expansive [1] - 54:23
expect [1] - 56:17
experience [7] - 10:7, 21:23, 23:4, 23:14, 33:12, 55:10, 58:21
experiences [1] - 22:3
expertise [1] - 9:5
extend [1] - 63:8
extensive [1] - 47:21
extent [1] - 25:23
exterior [1] - 55:24
extra [1] - 31:11
eyes [1] - 46:24

F

fabric [1] - 35:8
facade [2] - 26:8, 42:11
facades [1] - 42:5
facilities [5] - 35:10, 40:8, 51:14, 52:19, 57:17
facility [3] - 3:25, 39:23, 63:3
facing [4] - 18:4, 25:16, 42:12, 58:24
fact [4] - 16:1, 48:3, 51:7, 53:9

familiar [2] - 12:12, 15:5
fantastic [2] - 10:19, 19:11
far [5] - 14:14, 21:9, 24:3, 24:7, 58:9
farmers [1] - 19:8
fast [1] - 9:11
favor [3] - 38:18, 65:11, 66:24
FDOT [1] - 25:6
feature [2] - 6:24, 18:8
feet [13] - 6:2, 6:6, 6:9, 6:16, 6:22, 32:9, 33:22, 41:6, 41:8, 42:20, 49:5, 60:11
fellow [1] - 36:24
felt [2] - 15:19, 15:20
festival [12] - 6:23, 20:23, 21:16, 21:22, 22:2, 23:23, 24:1, 24:6, 24:17, 28:4, 32:19, 32:24
few [2] - 14:24, 21:25
figure [1] - 33:22
filed [1] - 34:14
final [7] - 5:7, 5:10, 7:10, 28:19, 29:19, 35:12, 56:21
finish [1] - 56:15
finished [2] - 50:12, 60:3
firm [2] - 9:1, 13:10
first [11] - 7:8, 9:22, 10:11, 11:24, 15:16, 23:8, 29:20, 43:2, 48:18, 52:12, 54:8

First [1] - 12:25
five [1] - 5:2
flair [1] - 28:23
flat [1] - 54:12
flip [1] - 27:2
floor [8] - 16:18, 19:15, 24:22, 25:11, 33:12, 50:12, 60:3, 66:9
Florida [4] - 1:8, 1:10, 68:7, 68:18
FLORIDA [1] - 68:3
flow [2] - 24:24, 32:21
focus [5] - 20:13, 26:5, 49:9, 62:20, 62:21
focused [3] - 9:25, 10:1, 10:3
folks [1] - 34:2
followed [1] - 35:23
foot [1] - 50:11
footages [1] - 43:20
forefront [1] - 48:2

foregoing [3] - 7:4, 67:15, 68:9
forgot [1] - 11:11
form [1] - 34:15
formal [1] - 17:20
formally [1] - 66:14
formerly [1] - 12:14
forth [1] - 33:25
forward [7] - 3:9, 29:2, 35:15, 36:5, 36:6, 64:2, 65:24
Four [7] - 40:1, 44:19, 48:12, 53:6, 53:23, 55:11, 55:20
FPR [1] - 1:9
frankly [1] - 13:14
Fred [1] - 2:17
FREDERICK [1] - 1:15
friendly [1] - 18:21
friends [1] - 65:1
front [6] - 4:3, 11:6, 12:8, 29:11, 40:22, 49:24
frontage [2] - 26:9, 40:19
fronts [3] - 5:25, 40:20, 41:22
fuel [3] - 47:23, 48:3, 48:6
fully [1] - 53:1
fun [1] - 46:1
funded [1] - 9:24
furnishings [1] - 43:9
furniture [1] - 50:24
future [3] - 14:11, 31:15, 62:12

G

gaining [1] - 31:11
gantry [1] - 45:24
gap [2] - 13:14, 35:7
garage [4] - 6:8, 12:25, 18:1, 25:12
Garage [3] - 15:2, 22:17, 25:10
GARY [1] - 1:14
Gary [1] - 2:19
Gateway [5] - 9:23, 11:7, 13:1, 20:6
gather [1] - 26:20
gathering [1] - 26:21
gem [1] - 26:14
General [2] - 1:20, 2:13
general [5] - 8:20, 29:10, 50:15, 51:15, 62:20
geometric [1] - 48:20
given [1] - 17:1

glance [1] - 51:12
glass [1] - 56:15
glazing [4] - 42:6, 52:3, 56:20, 57:1
global [1] - 57:17
goal [1] - 17:22
God [1] - 50:2
Google [1] - 27:9
grade [1] - 60:2
grading [2] - 50:6, 52:21
grand [1] - 26:15
granting [1] - 38:18
Gravatt [1] - 20:5
gray [3] - 20:18, 21:17, 22:12
grayed [1] - 45:12
great [17] - 10:16, 13:19, 17:4, 17:16, 30:20, 33:17, 36:9, 57:5, 60:22, 61:24, 61:25, 62:1, 62:9, 62:22, 64:20, 64:21
greenspaces [3] - 15:24, 16:25, 23:21
ground [7] - 16:18, 19:15, 24:22, 25:11, 33:12, 42:9, 48:4
ground-floor [5] - 16:18, 19:15, 24:22, 25:11, 33:12
Group [1] - 3:5
grow [1] - 34:5
guess [2] - 35:19, 59:3
guests [1] - 51:15
guidelines [1] - 48:19
GUY [1] - 1:19
guys [2] - 33:3, 59:16

H

Hall [1] - 1:7
hand [4] - 19:22, 36:11, 45:7, 52:15
handful [1] - 11:24
happy [5] - 3:11, 9:10, 19:24, 27:25, 67:12
harbor [1] - 46:23
hard [3] - 8:18, 9:7, 54:20
Harden [2] - 65:22, 66:17
harder [1] - 48:21
hardscape [3] - 28:16, 49:4, 50:21
hardscape/landscape [1] - 47:1
hardscaping [1] - 43:9
hate [1] - 58:9
Haul [3] - 15:7, 23:2, 26:5
hear [3] - 8:11, 21:25, 37:6
heard [2] - 17:11, 64:9
heart [11] - 9:10, 14:12, 14:15, 14:18, 15:10, 15:14, 15:15, 15:21, 19:13, 36:2
heavy [2] - 10:14, 49:9
heck [1] - 34:3
height [6] - 6:9, 6:10, 41:1, 41:6, 41:7, 55:2
heights [3] - 5:14, 6:5, 6:11
held [1] - 1:6
hello [1] - 56:24
help [3] - 12:19, 14:5, 17:9
hiding [1] - 48:15
high [3] - 11:17, 16:6, 62:22
high-level [1] - 11:17
highest [2] - 6:8
highlight [3] - 23:24, 46:22, 49:17
highlighted [3] - 20:22, 22:11, 46:17
highlights [1] - 22:20
historic [4] - 12:20, 13:7, 13:25, 17:2
historically [1] - 13:5
Hoerr [1] - 20:8
hold [3] - 11:20, 47:11, 47:15
holdings [1] - 13:1
honors [1] - 26:19
hope [4] - 8:22, 27:17, 27:25, 62:10
hopefully [4] - 4:2, 21:11, 29:16, 29:22
Horn [1] - 4:14
hospitality [1] - 16:10
hot [1] - 50:7
hot-button [1] - 50:7
hotel [5] - 16:10, 40:4, 42:3, 58:20, 60:11
Hotel [1] - 40:1
hour [1] - 67:13
House [5] - 13:8, 15:8, 16:25, 17:1, 35:5
house [13] - 17:24, 46:5, 47:19, 47:22, 51:24, 54:8, 55:6, 55:14, 55:25, 56:4, 60:5, 60:7, 63:3
HQ2 [1] - 11:2
huge [1] - 62:18

I

idea [3] - 32:19, 35:11, 57:15

ideas [1] - 29:10

identify [2] - 7:11, 43:2

Iguana [1] - 44:13

image [2] - 25:18, 53:7

impact [2] - 5:20, 23:10

Impact [1] - 44:13

important [8] - 12:19, 14:19, 15:23, 16:5, 16:11, 26:14, 26:22, 26:23

importantly [1] - 35:20

impression [1] - 52:12

improve [2] - 23:5, 26:8

improvements [5] - 25:8, 40:12, 41:10, 45:13, 46:13

improving [1] - 22:22

inaudible [1] - 62:12

inaudible [3] - 4:15, 11:12, 43:22

incentives [1] - 29:12

include [1] - 40:10

included [5] - 7:1, 40:15, 41:14, 50:8, 54:12

includes [6] - 5:12, 6:14, 40:7, 41:21, 41:23, 51:6

including [2] - 17:17, 47:23

incorporates [1] - 42:4

incorporating [1] - 28:4

incredibly [1] - 35:8

Independent [2] - 8:16, 44:8

individual [1] - 5:23

individuals [1] - 10:20

indoor [1] - 51:20

indoor-outdoor [1] - 51:20

industry [1] - 10:7

infancy [1] - 9:2

inferring [1] - 59:15

infill [2] - 10:12, 10:13

information [3] - 7:19, 43:17, 61:23

infrequently [1] - 19:7

initial [2] - 44:18, 47:10

inside [1] - 53:25

inspiration [2] - 18:14,

21:2

instead [1] - 40:19

integral [1] - 26:22

intend [1] - 18:24

intended [1] - 21:4

intending [1] - 29:18

intention [1] - 36:1

intentions [1] - 35:21

interaction [1] - 40:23

interest [1] - 57:17

interesting [2] - 40:18, 59:9

interior [1] - 51:6

intersection [2] - 18:20, 33:1

intersections [1] - 6:25

introduction [1] - 10:6

introductions [1] - 2:9

inviting [1] - 42:5

involved [2] - 9:1, 57:20

involves [1] - 7:12

island [1] - 34:5

issue [1] - 50:7

Item [3] - 3:25, 4:5, 39:5

item [8] - 34:14, 34:16, 37:20, 38:4, 38:8, 61:7, 61:9, 65:19

items [1] - 65:19

itself [7] - 22:2, 25:12, 40:6, 40:14, 41:5, 50:11, 51:4

J

JACKSONVILLE [1] - 1:1

Jacksonville [9] - 1:8, 9:24, 10:1, 13:22, 37:2, 62:19, 62:23, 65:1

James [6] - 10:18, 14:11, 14:16, 15:18, 17:6, 26:24

jams [1] - 47:11

Jax [3] - 9:23, 13:1

Jax's [1] - 11:7

JEA [1] - 45:18

JOANA [1] - 1:15

job [4] - 32:6, 32:11, 61:24, 62:2

Joe [1] - 2:25

Johnson [5] - 14:12, 14:17, 15:18, 17:6, 26:24

joined [1] - 37:1

Jones [3] - 2:17, 30:12, 64:4

JONES [6] - 1:15, 2:17, 30:13, 38:12, 64:5, 64:9

JOSEPH [1] - 1:16

JR [1] - 1:16

JTA [2] - 3:25, 4:2

Julia [6] - 5:4, 15:6, 17:5, 27:6, 30:19, 30:24

Justin [1] - 20:5

JWB [1] - 13:9

K

Karl [1] - 44:15

Kasper [3] - 44:14, 44:15, 56:19

keep [3] - 4:3, 47:19, 63:5

KELLY [8] - 1:20, 2:14, 3:17, 4:10, 4:24, 11:11, 39:11, 42:23

Kelly [6] - 2:14, 4:8, 4:22, 8:9, 39:9, 43:25

kept [1] - 60:19

key [1] - 46:5

kick [1] - 9:9

Kimley [1] - 4:14

Kimley-Horn [1] - 4:14

kind [19] - 7:8, 17:19, 23:3, 27:3, 31:3, 31:5, 31:16, 32:19, 32:23, 34:7, 36:25, 46:16, 46:24, 48:22, 57:16, 59:25, 60:1, 63:1, 63:5

kiosk [2] - 18:12, 18:13

knit [1] - 12:19

known [3] - 12:24, 17:10, 22:16

knows [1] - 31:18

L

labeled [2] - 15:24, 17:8

land [3] - 12:22, 22:15, 23:1

landscape [4] - 5:16, 28:16, 50:21, 62:11

landscaped [2] - 42:18, 52:22

landscaping [6] - 43:6, 43:9, 48:10, 63:4, 63:6, 63:10

lane [1] - 31:11

lanes [4] - 30:25, 31:2,

31:10, 31:15

large [4] - 3:5, 10:2, 10:13, 19:18

Large [1] - 1:10

large-scale [2] - 10:2, 10:13

larger [6] - 11:25, 19:8, 19:19, 23:19, 34:5, 34:6

last [8] - 26:15, 28:12, 33:5, 33:9, 37:19, 44:10, 48:17, 66:2

laundry [1] - 51:13

LaVilla [2] - 13:14, 13:15

law [2] - 13:10, 35:23

lawn [8] - 40:10, 41:22, 46:4, 47:3, 47:6, 49:16, 50:13, 50:15

layout [6] - 5:20, 23:16, 46:25, 47:10, 48:6, 56:6

lead [2] - 10:22, 11:1

least [3] - 28:25, 35:23, 42:10

Lee [3] - 2:15, 30:8, 64:11

LEE [4] - 1:14, 2:15, 30:10, 64:12

left [5] - 45:7, 45:14, 47:17, 52:15, 55:5

left-hand [1] - 45:7

legacy [1] - 23:1

lends [1] - 22:2

less [1] - 17:20

letter [1] - 35:22

level [2] - 11:17, 16:7

liaison [1] - 3:10

life [1] - 20:10

Lighthouse [3] - 15:2, 22:16, 25:10

lighthouse [1] - 12:24

likely [1] - 19:6

likewise [2] - 24:12, 66:6

limitation [1] - 6:10

limitations [1] - 48:4

limited [1] - 17:14

line [5] - 28:10, 28:19, 48:24, 53:2, 57:18

lined [1] - 16:17

lines [6] - 22:5, 24:4, 45:23, 47:16, 48:16, 48:21

lining [1] - 16:18

link [1] - 39:17

Linzee [1] - 2:23

LINZEE [1] - 1:13

liquor [1] - 59:5

listed [1] - 65:10

live [3] - 16:14, 29:17, 53:17

loading [1] - 17:24

lobby [1] - 18:3

local [4] - 9:5, 57:14, 57:16, 57:23

locally [1] - 19:9

located [7] - 19:20, 39:24, 40:17, 40:25, 42:10, 42:14, 45:19

location [4] - 12:11, 12:18, 12:19, 41:10

locations [1] - 52:25

look [9] - 8:3, 29:1, 31:20, 35:10, 35:17, 36:5, 37:24, 60:6, 62:25

looked [1] - 56:16

looking [10] - 3:8, 20:18, 31:7, 31:17, 33:20, 48:12, 52:13, 55:10, 55:11, 64:2

looks [2] - 11:19, 61:25

LOPERA [2] - 1:20, 2:12

Lopera [2] - 2:10, 2:12

LORETTA [10] - 1:16, 2:25, 33:16, 57:8, 58:3, 59:2, 59:9, 61:10, 62:8, 66:23

Loretta [5] - 2:25, 27:25, 33:15, 57:7, 62:7

love [4] - 14:1, 25:11, 30:14, 32:19

lovingly [1] - 22:16

low [1] - 50:9

lucky [1] - 11:4

lush [2] - 21:6, 23:20

Lynwood [1] - 1:8

M

Madison [1] - 18:15

majority [1] - 12:22

managed [1] - 50:2

Manager [1] - 1:19

manager [1] - 44:14

mansions [1] - 26:16

Marina [1] - 39:6

marina [30] - 39:22, 39:23, 40:7, 40:13, 40:14, 41:19, 41:21, 42:15, 45:15, 46:3, 46:18, 46:21, 46:24, 47:18, 47:22, 47:23, 48:13, 49:18, 51:6, 51:11, 51:14, 51:17,

- 52:13, 52:16, 56:1, 58:24, 59:17, 60:7, 60:12, 62:20
marina-facing [1] - 58:24
Marketing [1] - 1:19
markets [2] - 19:8, 22:5
master [5] - 22:12, 31:1, 40:8, 46:23, 52:16
master's [1] - 49:23
matches [1] - 26:10
materials [2] - 42:7, 52:1
MATT [1] - 1:13
Matt [1] - 44:13
matt [1] - 2:21
matters [2] - 5:22, 32:10
mean [3] - 35:7, 50:18, 58:5
meaningful [2] - 9:1, 9:6
meant [4] - 17:18, 18:25, 19:3, 19:4
measures [1] - 7:2
media [1] - 21:24
meet [5] - 7:10, 9:3, 20:2, 41:10, 41:11
MEETING [1] - 1:3
meeting [10] - 2:6, 3:22, 30:14, 31:21, 37:20, 43:14, 65:23, 65:24, 66:3, 67:11
meetings [1] - 65:21
Member [10] - 1:14, 1:15, 1:15, 1:16, 1:16, 4:18, 27:25, 38:22, 65:22, 66:17
member [6] - 2:8, 2:16, 2:18, 3:1, 3:3, 9:16
MEMBER [43] - 2:15, 2:17, 2:19, 2:23, 2:25, 3:2, 3:4, 3:11, 29:8, 30:10, 30:13, 31:25, 32:14, 33:16, 34:11, 34:21, 36:21, 38:1, 38:6, 38:12, 56:13, 56:22, 57:5, 57:8, 58:3, 59:2, 59:9, 59:13, 60:22, 61:8, 61:10, 61:12, 61:19, 62:8, 62:16, 63:18, 64:5, 64:9, 64:12, 64:16, 64:20, 66:19, 66:23
Member/Liaison [1] - 1:21
Members [3] - 39:6, 65:18, 67:11
members [5] - 3:14, 8:10, 9:16, 29:5, 36:24
MEMBERS [15] - 1:12, 8:12, 30:2, 37:15, 38:16, 38:21, 38:25, 44:3, 61:1, 65:6, 65:12, 65:14, 66:12, 67:1, 67:3
memo [2] - 39:13, 43:14
mention [6] - 4:17, 12:4, 12:17, 16:3, 39:14, 43:12
mentioned [7] - 14:23, 15:9, 15:18, 40:22, 41:23, 43:5, 49:17
met [1] - 65:22
Met [1] - 46:12
metal [1] - 52:2
might [5] - 14:13, 19:9, 31:9, 31:16, 35:15
Mike [1] - 20:7
MILLER [5] - 1:21, 3:4, 3:11, 34:21, 64:16
Miller [6] - 3:4, 3:8, 34:20, 59:23, 62:11, 64:14
mind [3] - 27:10, 32:25, 63:5
minimum [3] - 6:18, 35:18, 49:3
minute [1] - 47:5
minutes [4] - 3:16, 3:20, 3:22, 14:24
mirrored [1] - 56:16
Mitchell [1] - 56:25
mixed [3] - 10:2, 39:25, 40:7
mixed-use [3] - 10:2, 39:25, 40:7
mixture [1] - 16:8
modern [3] - 47:20, 50:23, 52:2
modifications [1] - 37:10
Moll [3] - 9:14, 9:22, 20:1
MOLL [2] - 9:15, 11:15
Monahan [8] - 2:19, 31:24, 37:18, 37:24, 63:17, 66:4, 66:16, 67:5
MONAHAN [11] - 1:14, 2:19, 31:25, 38:1, 38:6, 56:13, 56:22, 57:5, 61:8, 61:12, 63:18
63:18
month [2] - 29:18, 32:18
morning [1] - 8:15
most [5] - 5:25, 7:14, 15:4, 28:8, 53:10
mostly [1] - 58:3
motion [6] - 38:10, 38:14, 39:2, 61:15, 65:8, 66:21
move [13] - 10:25, 30:7, 36:6, 37:20, 38:3, 38:4, 38:7, 39:5, 52:11, 61:8, 66:16, 66:19, 67:6
moved [1] - 10:16
moving [19] - 18:19, 23:7, 23:15, 23:22, 24:16, 25:5, 26:4, 26:13, 27:7, 29:20, 29:23, 44:17, 45:1, 46:2, 47:3, 47:6, 47:17, 49:1, 51:3
MR [13] - 9:15, 11:15, 30:5, 36:7, 36:10, 36:13, 36:16, 56:24, 57:12, 58:13, 59:22, 61:4, 67:9
MS [22] - 2:12, 2:14, 3:17, 4:10, 4:24, 8:15, 11:9, 11:11, 11:13, 20:2, 29:11, 39:11, 42:23, 44:7, 54:20, 55:17, 55:19, 56:18, 57:10, 59:7, 59:10, 59:19
multifamily [1] - 19:14
multiphase [4] - 5:6, 5:12, 5:18, 12:6
Multiphase [2] - 4:6, 5:1
multiple [2] - 30:22, 46:8
multiuse [3] - 53:15, 53:18, 53:22
-
- N**
-
- N11** [2] - 13:7, 15:17
N4 [1] - 22:15
N5 [4] - 6:7, 12:24, 15:3, 22:15
N8 [3] - 6:9, 6:20, 24:18
N9 [3] - 6:20, 13:3, 24:18
name [2] - 9:22, 58:2
named [1] - 15:3
national [1] - 9:5
naturally [1] - 45:20
nature [2] - 17:2, 58:7
nearby [1] - 6:12
necessary [1] - 41:3
need [3] - 24:25, 51:16, 59:6
needed [1] - 29:15
needs [1] - 56:3
neglected [1] - 4:17
neighborhood [4] - 11:2, 15:15, 16:4, 16:7
neighborhoods [3] - 10:5, 12:20, 14:6
New [1] - 18:16
new [8] - 13:22, 29:15, 47:24, 48:18, 50:22, 53:2, 57:13, 65:20
next [19] - 3:20, 3:23, 12:10, 12:16, 14:8, 14:22, 23:25, 27:2, 28:17, 29:18, 31:20, 36:4, 44:24, 45:1, 45:10, 50:20, 52:8, 53:4, 54:4
nice [2] - 55:12, 58:7
Nicole [1] - 20:5
night [1] - 27:18
NoCo [1] - 12:13
nomenclature [1] - 15:3
nominations [2] - 66:8, 66:10
none [8] - 8:13, 30:3, 38:17, 44:4, 61:2, 65:7, 66:13, 67:10
normal [1] - 17:20
North [5] - 7:15, 10:5, 12:13, 14:6, 28:14
north [10] - 5:3, 13:15, 13:17, 15:1, 15:3, 16:24, 40:2, 40:11, 60:13, 60:17
Northbank [3] - 48:19, 48:20, 57:18
northeast [4] - 22:14, 47:13, 50:14, 51:9
Northern [1] - 11:3
northwest [2] - 12:12, 51:9
Notary [1] - 1:9
note [8] - 3:24, 13:7, 14:9, 14:10, 19:12, 33:3, 39:13, 45:21
notes [1] - 68:11
nothing [4] - 34:21, 54:24, 64:16, 64:21
notice [1] - 55:4
Nozar [1] - 10:18
number [5] - 11:4, 28:1, 41:17, 57:14, 57:23
numbers [1] - 50:18
numerous [1] - 57:17
-
- O**
-
- O&M** [1] - 3:25
objective [1] - 5:18
obligations [1] - 49:19
obviously [5] - 11:19, 36:18, 58:14, 58:22, 60:2
occurred [2] - 33:2, 33:3
oddy [1] - 33:18
OF [4] - 1:1, 68:1, 68:3, 68:4
office [12] - 40:1, 42:2, 44:20, 48:13, 49:15, 51:6, 51:17, 52:16, 52:17, 53:23, 55:11, 60:17
Office [2] - 1:20, 2:12
officer [2] - 47:25, 65:21
officially [1] - 4:12
old [1] - 26:15
Old [1] - 59:22
on-street [1] - 31:8
One [3] - 8:16, 44:8, 57:12
one [25] - 7:12, 7:21, 13:3, 13:7, 14:16, 22:13, 22:20, 24:16, 25:5, 25:9, 25:17, 25:19, 26:6, 26:11, 26:13, 28:23, 29:23, 30:16, 32:4, 36:10, 43:2, 55:22, 59:3, 59:24, 65:19
one-story [1] - 13:3
ones [1] - 21:17
open [15] - 18:25, 42:5, 51:15, 52:6, 52:23, 58:22, 59:1, 66:9
operation [1] - 43:16
operations [1] - 47:23
Operations [1] - 1:19
opportunities [9] - 21:16, 25:19, 27:24, 30:23, 31:6, 46:8, 49:13, 50:4, 52:23
opportunity [17] - 9:19, 10:17, 10:25, 11:6, 11:23, 19:24, 20:15, 22:3, 23:8, 26:6, 30:20, 31:13, 48:18, 49:6, 52:6, 58:8, 58:24
opposed [3] - 38:24,

65:13, 67:2
opposite [2] - 24:13, 44:24
order [1] - 2:4
orient [1] - 45:3
oriented [1] - 16:20
original [4] - 45:4, 45:24, 46:6, 53:19
originally [1] - 12:25
otherwise [1] - 63:14
OTT [7] - 1:13, 2:23, 29:8, 32:14, 59:13, 60:22, 62:16
Ott [7] - 2:23, 29:7, 32:13, 59:11, 62:15, 66:5, 67:5
ourselves [1] - 22:24
outcome [1] - 35:12
outdoor [15] - 6:4, 16:21, 17:19, 19:18, 21:15, 21:19, 24:10, 24:14, 24:21, 41:21, 46:4, 51:20, 51:21, 53:8, 54:1
outlet [1] - 47:14
outs [3] - 6:25, 28:1
outside [1] - 65:23
outstanding [1] - 32:2
overall [5] - 5:12, 5:19, 8:20, 42:3, 46:2
Overlay [1] - 49:25
overview [2] - 11:16, 11:17
own [4] - 7:14, 21:4, 24:4, 28:23
owns [1] - 13:2

P

p.m [5] - 1:7, 2:1, 2:4, 67:14, 67:16
pace [1] - 29:23
package [1] - 41:16
packages [1] - 20:25
pads [2] - 5:8, 5:9
page [1] - 7:18
Page [1] - 20:11
palette [1] - 50:25
palettes [1] - 50:22
palpable [1] - 8:22
panoramic [1] - 53:11
parallel [1] - 29:12
parcel [1] - 30:22
Park [6] - 14:12, 14:17, 15:18, 17:6, 18:15, 46:12
park [3] - 14:18, 18:7, 27:15
parking [12] - 6:7,

12:22, 12:24, 18:1, 31:8, 31:10, 40:3, 41:12, 41:14, 41:18, 42:12, 49:18
parking-protected [1] - 31:10
Parks [4] - 43:15, 43:17, 47:8, 54:8
Parola [3] - 39:13, 42:22, 43:13
PAROLA [1] - 1:19
part [10] - 8:21, 11:4, 12:25, 14:20, 35:7, 37:1, 39:24, 41:13, 45:4, 49:18
particular [2] - 19:13, 57:21
particularly [1] - 50:24
partnership [2] - 47:7, 58:15
parts [1] - 28:2
path [3] - 53:15, 53:18, 53:22
pattern [1] - 27:3
patterns [3] - 46:12, 48:23, 53:2
Pearl [17] - 4:6, 4:25, 5:2, 6:21, 11:7, 11:17, 11:18, 15:7, 15:11, 15:12, 15:22, 16:22, 18:23, 18:25, 19:15, 23:15, 32:25
pedestrian [15] - 6:3, 6:17, 6:19, 7:23, 7:24, 8:1, 16:20, 18:21, 20:14, 23:14, 23:18, 26:2, 28:5, 32:23, 49:10
pedestrian-friendly [1] - 18:21
pedestrian-oriented [1] - 16:20
pedestrians [4] - 7:2, 19:3, 20:15, 46:9
Peluso [1] - 64:25
people [7] - 15:21, 16:14, 17:13, 25:1, 26:20, 26:25, 50:16
per [1] - 41:16
percent [2] - 50:1, 60:20
perfect [1] - 27:7
perfectly [1] - 35:6
perform [1] - 4:15
perhaps [1] - 66:16
person [2] - 32:21, 36:10
perspective [2] - 44:25, 52:14
phenomenal [3] -

13:24, 32:6, 32:11
physical [1] - 4:21
picking [1] - 20:11
pink [2] - 46:17, 46:22
Place [2] - 15:5, 57:13
place [4] - 17:18, 18:15, 29:16, 40:18
placement [1] - 41:1
places [3] - 15:4, 21:6, 26:21
Plan [2] - 4:6, 5:1
plan [13] - 5:13, 5:18, 7:1, 7:25, 12:7, 15:25, 22:12, 29:19, 31:1, 37:10, 45:2, 46:7, 59:25
planning [2] - 42:20, 51:23
plans [4] - 5:16, 30:18, 47:9, 59:24
planters [1] - 28:5
planting [2] - 23:20, 34:5
plantings [1] - 21:7
platform [4] - 45:14, 47:12, 50:3, 50:14
playing [1] - 49:15
plaza [4] - 27:10, 27:14, 32:20, 32:23
pleased [2] - 11:5, 50:24
plenty [1] - 49:5
podium [6] - 8:14, 9:14, 44:6, 56:23, 57:11, 59:21
point [4] - 44:2, 57:3, 65:5, 66:11
points [4] - 46:9, 49:12, 50:4, 50:9
pooling [1] - 28:20
pop [2] - 22:4, 47:16
pop-ups [2] - 22:4, 47:16
Porter [6] - 13:8, 15:8, 16:25, 17:1, 26:13, 35:5
porter [1] - 26:14
portion [3] - 10:4, 42:19, 55:23
portions [1] - 43:5
positive [1] - 37:3
possible [3] - 25:24, 57:25, 58:16
posted [1] - 4:4
posture [3] - 37:25, 38:3, 61:7
potentially [1] - 19:7
power [1] - 47:13
presences [1] - 16:18
PRESENT [2] - 1:12,

1:18
present [1] - 9:19
presentation [5] - 11:9, 37:9, 44:5, 62:9, 64:21
presented [2] - 32:4, 33:17
presenting [1] - 61:24
preserve [2] - 26:2, 55:1
preserving [2] - 46:15, 53:11
pretty [2] - 47:21, 67:11
previously [1] - 42:1
primarily [1] - 10:3
primary [1] - 6:15
private [2] - 10:8, 17:8
Proceedings [1] - 1:6
proceedings [3] - 42:22, 67:15, 68:9
process [5] - 5:7, 5:10, 14:21, 29:13, 37:19
Professional [2] - 68:7, 68:18
program [2] - 57:22, 58:12
programming [4] - 18:10, 43:15, 46:2, 58:5
progress [1] - 37:7
project [44] - 5:12, 5:21, 8:22, 9:2, 9:19, 12:1, 12:5, 14:4, 15:10, 15:22, 16:12, 17:17, 18:22, 19:13, 22:13, 29:12, 29:21, 30:14, 32:3, 32:15, 33:17, 35:9, 35:17, 35:25, 36:25, 37:7, 40:6, 41:13, 43:14, 44:14, 45:17, 45:21, 46:20, 49:3, 49:7, 53:8, 53:24, 54:22, 62:9, 62:17, 63:15, 64:21, 65:2
project's [1] - 5:23
projects [9] - 5:6, 10:3, 10:12, 10:13, 10:14, 10:23, 32:3, 35:15, 35:16
prominent [3] - 12:2, 19:19, 42:11
promise [1] - 9:12
properties [1] - 5:21
property [5] - 12:23, 13:8, 24:4, 39:8, 39:15
proposed [3] - 5:11,

18:1, 22:23
pros [1] - 33:1
prospectus [1] - 44:18
protect [1] - 7:2
protected [3] - 30:25, 31:10, 31:15
provide [1] - 6:22
provided [3] - 5:17, 6:6, 62:4
providing [2] - 51:1, 57:24
proximity [1] - 14:11
public [1] - 5:5
Public [1] - 1:9
public [34] - 10:10, 12:2, 16:21, 17:20, 20:20, 20:22, 23:17, 24:6, 24:7, 26:11, 26:12, 26:18, 27:13, 30:4, 30:6, 35:2, 36:12, 36:15, 40:8, 40:19, 40:23, 40:24, 42:14, 51:8, 51:16, 54:4, 54:15, 58:22, 61:3, 61:5, 63:2, 67:6, 67:8
pull [2] - 20:15, 24:2
pulled [5] - 21:13, 21:18, 24:4, 24:7, 24:19
pulling [1] - 11:16
purposes [1] - 56:16
put [5] - 9:4, 35:14, 44:18, 48:5, 65:24
putting [1] - 32:17

Q

quality [1] - 62:22
questions [13] - 8:10, 19:25, 29:2, 29:5, 30:1, 34:17, 43:21, 44:1, 50:17, 56:8, 56:11, 60:24, 61:21
queue [1] - 29:14
quick [3] - 3:24, 16:1, 67:11
quickly [2] - 14:4, 17:7
quorum [1] - 4:21

R

rails [1] - 45:24
raised [3] - 6:25, 28:3, 50:14
raising [1] - 33:1
ramps [2] - 52:25, 60:21
range [2] - 6:1, 6:6
rare [1] - 8:24

- raring** [1] - 29:22
rather [2] - 34:5, 48:21
RDA [2] - 41:17, 43:21
read [1] - 4:12
Real [1] - 13:9
real [2] - 24:10, 26:1
reality [1] - 17:9
realize [1] - 14:3
realized [1] - 51:12
realizing [1] - 9:6
really [45] - 7:25, 8:18, 13:22, 13:24, 14:12, 14:15, 14:21, 15:10, 15:19, 15:22, 17:7, 17:12, 17:16, 17:18, 18:14, 19:10, 21:3, 22:8, 22:9, 22:19, 23:9, 25:11, 25:20, 26:13, 26:23, 27:10, 27:11, 34:1, 35:3, 35:11, 35:25, 40:17, 46:5, 46:7, 48:6, 48:9, 52:20, 58:19, 58:23, 59:5, 63:14
realm [8] - 12:2, 20:14, 20:21, 20:22, 23:17, 24:6, 24:7, 26:12
rebranding [1] - 28:13
receive [1] - 3:19
recessed [1] - 54:11
recognizing [4] - 22:25, 27:22, 47:21, 55:8
recommend [1] - 66:4
recommendations [4] - 38:5, 38:8, 38:20, 62:3
recommended [1] - 66:17
recommending [1] - 42:24
recommends [1] - 7:5
record [2] - 4:12, 68:10
rectilinear [1] - 41:25
Redevelopment [1] - 1:20
redevelopment [3] - 39:16, 39:18, 49:19
referenced [1] - 52:18
refine [1] - 47:9
refined [1] - 28:18
regular [1] - 65:23
regulations [1] - 28:16
reiterate [1] - 66:3
REITs [1] - 10:9
related [1] - 5:13
relatively [1] - 13:21
relay [1] - 7:19
relevant [1] - 41:11
remain [2] - 66:4, 66:6
remains [1] - 4:1
reminder [1] - 5:5
rendering [2] - 56:17, 63:4
renderings [4] - 48:23, 52:10, 57:2, 57:3
Renner [1] - 20:5
renovated [1] - 13:9
repetitive [2] - 22:9, 64:24
report [6] - 4:9, 4:23, 8:8, 39:10, 39:12, 68:9
reported [1] - 66:2
REPORTER [1] - 68:1
Reporter [2] - 68:8, 68:18
request [1] - 40:7
require [1] - 23:19
required [2] - 21:14, 41:18
requirement [2] - 28:7, 49:25
requirements [7] - 5:13, 6:19, 28:22, 41:3, 41:7, 47:22, 49:24
requires [1] - 46:23
residential [3] - 16:9, 18:3, 40:5
resilience [2] - 47:25, 48:1
respectively [1] - 6:17
response [11] - 8:12, 30:2, 37:15, 38:16, 38:25, 44:3, 61:1, 65:6, 65:14, 66:12, 67:3
responsible [1] - 58:16
rest [4] - 51:8, 54:5, 63:2, 63:12
restaurant [6] - 40:9, 51:5, 51:19, 52:19, 58:20, 59:18
restauranteur [3] - 57:9, 57:16, 58:11
restauranteurs [2] - 57:15, 57:24
restaurants [1] - 19:20
retail [10] - 10:14, 16:10, 16:18, 17:22, 18:4, 19:15, 33:12, 51:7, 59:17
retail-heavy [1] - 10:14
retained [1] - 4:14
REVIEW [1] - 1:2
review [9] - 3:25, 4:25, 5:7, 5:11, 5:19, 7:10, 39:7, 40:15, 62:2
Review [2] - 2:6, 4:7
Ric [3] - 30:3, 61:3, 67:8
RIC [1] - 1:19
right-of [1] - 26:12
right-of-way [5] - 17:21, 25:25, 27:13, 40:19, 40:23
right-of-ways [3] - 25:6, 27:4, 27:5
rights [1] - 21:5
rights-of-way [1] - 21:5
river [3] - 5:15, 45:15, 47:11
riverfront [8] - 41:1, 41:2, 41:5, 44:11, 44:23, 49:3, 49:6, 50:11
Riverwalk [17] - 40:11, 40:20, 40:24, 41:9, 41:24, 42:15, 43:10, 45:13, 46:10, 47:2, 48:19, 50:1, 50:25, 51:10, 52:15, 53:2, 60:16
road [1] - 56:1
Road [1] - 59:23
Roberts [1] - 1:8
robust [3] - 21:9, 24:14, 24:21
role [2] - 66:5, 66:6
roll [2] - 52:3, 52:18
roll-up [2] - 52:3, 52:18
rooftop [4] - 55:13, 58:6, 58:20, 58:21
rooftops [1] - 58:18
Room [1] - 1:8
room [1] - 34:4
rooms [4] - 51:8, 54:5, 63:2, 63:12
round [1] - 24:12
rumblings [1] - 21:24
run [2] - 45:18, 45:25
running [1] - 29:12

S

safety [1] - 28:5
samples [1] - 56:20
sat [1] - 29:9
save [1] - 3:20
saw [3] - 21:17, 49:11, 56:14
scale [6] - 10:2, 10:13, 18:17, 33:21, 34:2, 47:15
scenario [1] - 60:19
Schault [1] - 20:8
scheme [1] - 47:10
Schilling [6] - 3:2, 4:11, 34:10, 38:22, 39:3, 61:17
SCHILLING [5] - 1:16, 3:2, 34:11, 61:19, 66:19
school [1] - 25:18
screened [1] - 55:5
screening [6] - 42:17, 48:8, 48:10, 55:13, 55:25, 56:5
Seasons [7] - 40:1, 44:19, 48:12, 53:6, 53:23, 55:12, 55:21
seating [3] - 41:22, 51:20, 54:1
seats [2] - 51:21, 59:4
second [10] - 7:12, 38:11, 38:12, 38:14, 38:15, 61:10, 61:15, 65:8, 66:22, 66:23
secondary [1] - 6:15
secret [1] - 13:21
Secretary [9] - 1:14, 31:23, 37:18, 37:23, 61:6, 63:17, 66:4, 66:16, 67:5
secretary [3] - 2:20, 65:25, 66:5
section [3] - 31:8, 31:18, 33:8
sections [5] - 20:12, 20:20, 21:3, 21:18, 22:10
see [54] - 3:24, 8:5, 11:14, 11:19, 12:21, 20:16, 20:18, 20:24, 21:2, 21:22, 22:4, 22:19, 22:21, 23:7, 23:25, 26:5, 29:16, 29:23, 32:6, 32:25, 33:7, 33:11, 35:9, 37:2, 37:3, 41:16, 41:19, 43:4, 46:3, 46:11, 46:16, 47:1, 47:9, 47:17, 48:8, 48:18, 48:24, 49:12, 49:16, 50:13, 50:25, 51:4, 51:23, 52:17, 52:20, 53:2, 53:24, 53:25, 54:23, 55:13, 55:20, 58:9, 60:5
seeing [13] - 8:13, 30:3, 30:6, 35:10, 36:6, 38:17, 44:4, 57:1, 61:2, 61:5, 65:7, 66:13, 67:10
selected [1] - 57:21
selfishly [1] - 33:9
sentiments [1] - 36:23
separated [1] - 31:2
September [4] - 1:6, 2:1, 2:5, 68:15
serve [2] - 51:10, 51:11
service [7] - 17:8, 40:3, 41:14, 42:12, 42:15, 56:1, 56:4
services [1] - 4:15
set [4] - 6:1, 6:22, 35:18, 35:21
setbacks [1] - 5:14
setting [1] - 19:17
several [1] - 35:6
Shack [1] - 18:16
shade [4] - 21:9, 23:13, 28:7, 50:1
shaded [2] - 20:19, 24:11
Shadow [1] - 26:17
Shake [1] - 18:16
shall [1] - 7:10
share [1] - 42:3
shared [1] - 17:12
shifting [1] - 47:24
ship [2] - 49:23, 51:6
shipyards [1] - 45:24
Shipyards [3] - 39:8, 39:25, 44:11
shop [1] - 18:14
shortly [2] - 4:3, 12:8
show [10] - 20:11, 22:11, 28:12, 28:17, 39:1, 45:8, 50:20, 55:24, 65:15
showed [1] - 54:9
shower [1] - 51:13
showing [2] - 24:3, 33:20
shows [6] - 7:25, 25:19, 36:2, 44:24, 54:4, 59:25
Shullman [1] - 20:4
sic [1] - 55:1
side [14] - 10:10, 12:12, 16:24, 24:8, 24:13, 25:21, 26:2, 26:10, 27:5, 40:21, 45:7, 52:15, 52:17, 60:14
sides [6] - 21:20, 22:22, 23:11, 23:14, 25:13, 49:14
sidewalk [3] - 6:4, 19:17, 21:20

- signage** [1] - 54:14
signature [1] - 21:11
significant [1] - 13:5
significantly [1] - 58:19
single [1] - 30:22
site [24] - 5:1, 5:12, 5:19, 7:1, 11:25, 12:7, 12:21, 13:2, 15:25, 29:19, 40:17, 40:22, 40:25, 41:15, 42:3, 43:8, 45:1, 45:25, 46:3, 46:6, 50:9, 52:22, 59:24, 59:25
site's [1] - 7:23
sitting [2] - 60:3, 60:4
skinny [1] - 31:9
skip [1] - 14:22
slate [4] - 65:24, 66:8, 66:15, 66:17
slated [1] - 23:1
slide [43] - 12:10, 12:16, 14:8, 14:10, 14:11, 14:22, 14:25, 21:1, 22:6, 22:12, 23:25, 25:15, 26:3, 27:1, 27:21, 28:6, 44:17, 44:24, 45:1, 45:5, 45:10, 45:16, 46:14, 47:4, 47:5, 48:25, 49:8, 49:11, 49:21, 50:5, 50:19, 51:3, 51:25, 52:11, 53:13, 53:20, 54:3, 54:17, 55:7, 55:15, 55:22, 60:6, 63:1
slides [9] - 11:24, 22:8, 28:12, 28:17, 45:16, 48:9, 50:20, 52:9, 53:3
slightly [1] - 50:23
slowed [1] - 25:8
slower [1] - 54:19
slowing [1] - 32:22
slowly [1] - 9:8
smaller [1] - 47:15
smarter [1] - 50:16
smoother [1] - 8:6
social [1] - 21:24
SODERHOLM [1] - 59:22
Soderholm [3] - 44:16, 59:21, 59:22
solely [1] - 9:25
solid [2] - 42:19, 43:5
soon [1] - 29:17
sorry [3] - 11:11, 29:8, 59:3
sort [8] - 7:22, 13:13, 14:2, 18:7, 18:8, 18:13, 39:17, 43:6
sought [1] - 43:3
south [3] - 16:24, 18:2, 25:16
Southbank [2] - 48:22, 57:19
southeast [1] - 53:5
space [20] - 17:15, 17:23, 18:7, 18:9, 18:18, 21:6, 24:5, 24:11, 24:19, 25:6, 26:1, 27:19, 31:11, 40:9, 47:6, 48:7, 48:11, 50:15, 53:16, 63:11
spaces [9] - 16:21, 20:21, 21:13, 26:12, 26:18, 27:15, 41:18, 49:18, 52:23
spacing [1] - 63:6
special [1] - 65:23
specialist [1] - 46:19
specific [1] - 7:13
speed [1] - 37:6
spell [1] - 27:9
spend [1] - 14:24
spent [1] - 35:1
spill [2] - 27:14, 27:19
spills [1] - 17:19
spot [1] - 18:12
SPP [1] - 10:17
Springfield [3] - 13:15, 13:16, 13:17
square [2] - 16:23, 43:19
Square [4] - 15:11, 15:22, 18:15, 18:23
St [1] - 59:23
stadium [1] - 46:10
Stadium [1] - 57:13
staff [27] - 2:8, 4:8, 4:23, 7:4, 7:11, 7:13, 7:16, 8:7, 8:11, 9:21, 14:23, 28:9, 28:15, 34:15, 38:4, 38:8, 38:20, 39:10, 39:12, 42:17, 42:23, 44:1, 55:24, 61:11, 61:12, 62:1, 65:9
staff's [1] - 5:11
stage [3] - 29:6, 35:2, 37:23
stairs [1] - 55:1
staged [1] - 41:23
stairwell [1] - 52:24
Stan [1] - 20:8
standard [1] - 7:8
standards [2] - 7:13, 7:15
standing [1] - 52:14
Stanton [1] - 25:17
start [14] - 2:10, 10:17, 22:19, 26:4, 26:7, 30:8, 35:9, 35:16, 46:11, 48:17, 51:3, 51:23, 53:1, 61:17
started [5] - 2:7, 3:15, 10:24, 16:2, 37:19
starting [2] - 22:13, 35:2
starts [1] - 22:13
starved [1] - 51:22
STATE [1] - 68:3
State [1] - 1:10
statement [1] - 44:23
stay [4] - 18:25, 25:4, 47:4
stenographic [1] - 68:11
stenographically [1] - 68:9
step [2] - 5:6, 16:2
stepped [1] - 55:2
stepped-back [1] - 55:2
steps [1] - 36:4
still [6] - 4:1, 24:13, 24:20, 26:1, 56:4, 66:14
stitch [2] - 14:5, 31:6
story [1] - 13:3
straggling [1] - 34:7
strategically [1] - 12:18
Street [20] - 1:8, 4:6, 5:1, 5:2, 5:3, 6:21, 10:21, 11:7, 11:18, 15:1, 15:13, 16:23, 17:25, 18:25, 19:15, 25:16, 30:19, 32:25, 45:25
street [32] - 5:14, 6:23, 6:24, 16:19, 16:22, 17:12, 17:21, 18:4, 18:23, 19:21, 20:23, 21:3, 21:17, 21:22, 22:2, 22:23, 23:5, 23:11, 23:23, 24:1, 24:6, 24:13, 24:18, 24:24, 25:14, 25:22, 26:11, 28:4, 31:8, 32:9, 32:20, 40:18
street-facing [1] - 18:4
streetfronts [1] - 24:15
streets [3] - 16:17, 16:20, 32:8
streetscape [8] - 5:16, 22:22, 23:3, 25:21, 26:7, 28:16, 50:21, 50:23
streetscapes [4] - 6:16, 16:13, 16:17, 23:6
structure [2] - 41:4, 41:5
structures [3] - 6:13, 14:1, 44:23
struggle [2] - 8:18, 8:20
stucco [1] - 52:2
subject [9] - 7:6, 7:23, 39:16, 40:6, 40:17, 41:15, 42:25, 43:20, 65:9
submittal [4] - 6:14, 7:9, 40:14, 41:16
subsequent [1] - 5:8
suggestion [1] - 62:25
Suite [2] - 8:17, 44:9
summer [1] - 65:20
super [1] - 28:24
supersede [1] - 41:2
Support [1] - 39:7
support [13] - 39:22, 39:23, 40:7, 46:3, 47:18, 48:13, 49:18, 52:13, 52:16, 56:15, 60:8, 60:12, 62:3
supposed [1] - 4:12
surface [2] - 41:12, 43:7
surfaces [3] - 47:1, 48:14, 49:4
surrounding [4] - 5:21, 8:2, 10:5, 14:6
SUSAN [1] - 1:20
Susan [4] - 2:14, 44:20, 49:17, 51:7
systems [1] - 42:6
Szwalek [1] - 20:8
-
- T**
-
- tabletop** [2] - 18:20, 28:3
tackle [1] - 52:21
tad [1] - 54:18
talent [1] - 9:5
talented [1] - 50:2
Tampa [2] - 10:16, 10:21
tangible [1] - 35:11
tanks [3] - 47:23, 48:3, 48:6
task [1] - 49:22
TBD [1] - 57:4
team [10] - 9:4, 10:19, 10:22, 14:20, 15:19, 15:20, 20:6, 20:9, 46:18, 56:7
teams [1] - 29:16
teaser [1] - 29:1
temperate [1] - 52:5
tenant [1] - 13:11
tenants [1] - 55:8
term [1] - 67:5
terms [2] - 31:17, 48:7
terraces [1] - 58:25
textures [1] - 42:7
THE [64] - 2:3, 2:21, 3:6, 3:14, 3:21, 4:16, 8:9, 8:13, 9:13, 20:1, 29:3, 29:25, 30:3, 30:6, 30:12, 31:23, 32:13, 33:14, 34:9, 34:19, 34:23, 36:9, 36:12, 36:14, 36:17, 37:13, 37:16, 38:4, 38:9, 38:13, 38:17, 38:24, 39:1, 43:24, 44:4, 54:18, 55:16, 55:18, 56:9, 57:7, 59:11, 60:24, 61:2, 61:5, 61:11, 61:14, 62:6, 62:15, 63:16, 64:4, 64:7, 64:11, 64:14, 64:18, 64:23, 65:7, 65:13, 65:15, 66:13, 66:20, 66:24, 67:2, 67:4, 67:10
themselves [1] - 13:20
Thims [2] - 59:23, 62:11
thinking [4] - 30:18, 31:3, 32:21, 35:16
third [1] - 7:21
thoughtful [1] - 37:9
thoughtfulness [1] - 32:17
three [4] - 7:6, 29:20, 42:25, 62:3
thrilled [3] - 9:20, 37:5, 45:7
thrive [2] - 37:2, 37:3
throughout [2] - 33:23, 46:19
throw [1] - 62:25
Thursday [2] - 1:6, 2:5
tight [2] - 33:19, 34:6
tighter [1] - 63:11
timeline [1] - 29:10
today [12] - 8:19, 8:23, 9:17, 9:20, 12:6, 12:22, 13:12, 20:4, 23:12, 44:10, 44:12, 62:9
together [6] - 9:4, 10:18, 12:20, 14:7,

31:6, 32:17
took [1] - 35:25
top [1] - 22:13
topography [1] - 52:21
touched [3] - 20:24, 27:8, 51:7
tough [1] - 33:21
towards [2] - 33:6, 46:17
tower [2] - 40:1, 40:5
traffic [7] - 7:1, 17:14, 19:1, 27:24, 32:20, 32:22
transcript [2] - 3:18, 68:10
transformative [1] - 10:2
transition [5] - 7:22, 8:6, 17:1, 17:4, 29:15
transitional [1] - 8:5
transparency [1] - 42:8
travesty [1] - 13:18
tree [8] - 13:24, 16:17, 24:9, 33:6, 34:2, 34:6, 51:1, 55:5
tree-lined [1] - 16:17
trees [3] - 23:13, 33:20, 34:4
tremendous [2] - 61:22, 62:18
TREVOR [1] - 1:14
Trevor [1] - 2:15
trials [1] - 45:22
triangle [1] - 46:17
tribulations [1] - 45:23
tried [2] - 23:8, 52:20
trimmer [4] - 8:13, 29:4, 56:10, 56:14
Trimmer [4] - 8:14, 8:16, 44:6, 44:8
TRIMMER [14] - 8:15, 11:9, 11:13, 20:2, 29:11, 44:7, 54:20, 55:17, 55:19, 56:18, 57:10, 59:7, 59:10, 59:19
Tropia [3] - 1:9, 68:7, 68:18
trouble [1] - 8:19
true [3] - 21:15, 51:21, 68:10
truly [9] - 20:13, 24:2, 26:14, 26:19, 27:18, 52:7, 53:10, 55:1, 62:21
try [2] - 9:12, 58:17

trying [6] - 36:1, 49:23, 54:20, 58:9, 58:15, 63:20
Tutwiler [3] - 44:13, 57:11, 57:12
TUTWILER [2] - 57:12, 58:13
two [9] - 5:6, 28:12, 28:17, 30:18, 30:24, 33:5, 39:17, 45:16, 45:18
two-step [1] - 5:6
two-way [2] - 30:18, 30:24
typical [4] - 20:12, 23:16, 31:7, 31:18

U

U-Haul [3] - 15:7, 23:2, 26:5
ultimately [1] - 10:23
unanimously [2] - 39:2, 65:16
understated [1] - 42:1
undulating [1] - 48:22
unenviable [1] - 49:22
unfortunately [1] - 36:17
unified [1] - 8:4
Union [2] - 5:3, 15:1
unique [1] - 27:22
up [31] - 11:10, 11:16, 11:20, 15:21, 18:22, 20:9, 20:11, 25:1, 25:23, 26:24, 30:19, 31:9, 36:11, 42:19, 43:6, 45:25, 49:4, 52:3, 52:7, 52:18, 52:24, 56:19, 57:10, 58:18, 59:1, 59:20, 60:9, 60:16, 62:12, 63:6, 63:20
updated [1] - 50:22
ups [2] - 22:4, 47:16
Urban [3] - 8:25, 10:4, 12:21
urban [2] - 10:12, 10:13
urbanist [1] - 9:10
uses [3] - 16:8, 16:11, 40:25
utilize [1] - 17:15

V

vacant [3] - 12:23, 22:15, 23:3
variation [1] - 43:7
various [4] - 21:3,

28:2, 49:13, 50:4
vehicles [1] - 27:16
venue [1] - 57:25
venues [1] - 47:15
vestige [1] - 26:15
via [1] - 1:15
vibrant [4] - 16:13, 16:17, 23:21, 32:10
vice [3] - 2:23, 65:25, 66:6
Vice [5] - 1:13, 32:13, 62:15, 66:5, 67:4
view [17] - 5:13, 12:17, 12:18, 14:17, 16:25, 18:9, 18:12, 40:20, 45:14, 45:19, 46:15, 49:25, 50:3, 53:6, 54:21, 55:20, 63:1
views [2] - 5:15, 43:9
viewshed [1] - 46:22
Virginia [1] - 11:3
vision [5] - 11:17, 11:25, 12:3, 16:3, 16:6
visions [1] - 53:12
visitors [1] - 42:16
vote [1] - 4:20
voting [5] - 4:13, 34:13, 34:14, 34:16, 38:23

W

wait [1] - 3:18
walk [5] - 11:22, 11:23, 13:12, 54:22, 60:1
walkability [1] - 7:3
wall [4] - 42:17, 42:19, 43:5, 43:7
walls [1] - 42:5
wants [1] - 50:8
warehouse [1] - 13:3
Washington [2] - 10:15, 11:1
water [3] - 14:14, 18:8, 62:18
Water [1] - 10:20
waterfront [8] - 51:21, 52:4, 52:7, 53:12, 53:16, 54:24, 55:3, 64:1
Waterways [1] - 65:1
ways [3] - 25:6, 27:4, 27:5
week [1] - 3:20
weekends [1] - 19:7
welcome [2] - 3:7, 53:21
Weldon [5] - 14:11,

14:17, 15:18, 17:6, 26:24
well-capitalized [1] - 29:21
well-funded [1] - 9:24
west [5] - 5:4, 13:16, 40:2, 41:15, 42:13
West [1] - 1:7
white [2] - 45:6, 45:11
wide [9] - 7:23, 7:25, 24:9, 41:23, 54:23, 56:2, 56:14, 60:10, 60:11
wider [1] - 19:16
width [1] - 7:22
WILLIAM [1] - 1:16
windows [1] - 53:10
wonderful [2] - 11:5, 36:24
woonerf [2] - 17:11, 27:8
word [2] - 17:10, 63:20
world [3] - 46:21, 63:25, 64:9
world-class [1] - 63:25
worry [2] - 9:13, 48:15
Wozniak [1] - 44:13
wrote [1] - 43:13

Y

year [4] - 3:10, 24:12, 52:5, 66:1
year-round [1] - 24:12
years [4] - 10:7, 10:11, 13:10, 35:6
yell [1] - 9:11
yellow [1] - 20:23
York [1] - 18:16

Z

Zone [1] - 41:4
zone [10] - 6:3, 6:19, 23:19, 24:8, 24:25, 26:1, 31:9, 41:1, 41:5, 41:8
zones [6] - 6:17, 7:23, 7:24, 8:1, 23:12, 41:2
zoning [1] - 14:23
Zoom [4] - 1:15, 4:18, 4:20, 36:11