



Downtown Development Review Board (DDRB)

**Training Room @ Ed Ball Building
 214 N. Hogan Street
 1st Floor**

Thursday, January 19, 2017 – 2:00 PM

revised

Members:		Ex-Officio and Staff Distribution:	
Frederick Jones, Chairman		Bill Joyce, Public Works Department	
Joseph P Loretta, Vice Chairman		Council Member, Aaron Bowman	
Craig Davisson, Secretary		Brad Thoburn, JTA Representative	
Rafael Caldera, Board Member		Jacob Gordon, DVI, Ex-Officio Member	
William J. Schilling, Jr. Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Carol Worsham, Board Member		Public Information Office, James Croft	
Trevor Lee, Board Member			
Christian Harden, Board Member			
Staff Distribution:		Office of General Counsel: Jason Teal, Esq.	
Aundra Wallace, DIA CEO			
Jim Klement, DDRB Development Coordinator			
Guy Parola, DIA Redevelopment Mgr.			
Karen Underwood-Eiland, DDRB Executive Secretary			
I.	CALL TO ORDER – Chairman		
II.	ACTION ITEMS – Chairman		
	A. Approval of December 15, 2016 DDRB Meeting Minutes		
	B. DDRB 2016 -015 Ventures Residential (former Hines site) Request for Conceptual Approval		
	C. DDRB 2016- 014 JRTC (Jacksonville Regional Transportation Center) Request for Conceptual Approval		
III.	INFORMATION/DISCUSSION ITEMS Chairman		
	A. Cultural Council- Preston Haskell and Dave Engdahl, Urban Art program		
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman		
	Next Scheduled Meeting: February 16, 2017		



Downtown Development Review Board (DDRB)

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Training Room, 1st Floor

Thursday, January 19, 2017 - 2:00 p.m.

MEETING MINUTES

Board Members Present: F. Jones, Chair; J. Loretta Vice Chair, R. Caldera, C. Davisson; and C. Worsham

Board Members Not Present: C. Harden, W. Schilling, and T. Lee

DIA Chairman Present: None

DIA Staff Present: Aundra Wallace, Chief Executive Officer, Guy Parola, Redevelopment Manger; Jim Klement, Development Coordinator and Karen Eiland

Representing Office of City Council: Council Member Aaron Bowman

Representing Office of the Mayor: Dr. Johnny Gaffney

Representing Office of General Counsel: Susan Grandin

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Chairman Jones convened the meeting and the attendees identified themselves for the record.

Chairman Jones asked anyone wishing to speak on a particular project to complete a public speaker card and give to Karen. He also reminded Board Members to disclose if they had any ex-parte communication with any of the applicants presenting projects today or conflicts of interest prior to the item being addressed by the Board.

Board Members Caldera, Loretta, Davisson, Chairman Jones, and Worsham reported that they had ex-parte communications with Mr. Diebenow. Chairman Jones pointed out that he will be recusing himself from voting on Application DDRB 2016-004 – JRTC Request for Conceptual.

II. ACTION ITEMS

A. APPROVAL OF THE DECEMBER 15, 2016 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER CALDERA APPROVING THE DECEMBER 15, 2016 DDRB MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 5-0

B. DDRB APPLICATION 2016-015: VENTURES RESIDENTIAL (FORMER HINES SITE) REQUEST FOR CONCEPTUAL

Jim Klement reviewed the report and provided a summary of the background of the project. The applicant submitted a request for Conceptual Approval at the October 20, 2016 meeting, at which time the DDRB opted to defer conceptual approval, and requested a workshop. A workshop was held on November 17, 2016.

Steve Diebenow, Applicant/agent provided the presentation. Public access is being provided greater than what was previously approved. The DIA allocated 300 units to this project; as well as an approved a grant that will assist with paying for the improvements in addition to generate the returns that are required in order for the project to be viable.

The floor was opened for public comments and then closed due to no public comments.

- Inquiries were made about the Courtyard seating area in the center of project was actually public space that is open to the public. 23'x 8" is currently shown on the plan from the Riverwalk. The first story provides access to the Riverwalk, The second floor provides access to the garage and the third floor provides access to those units the whole development.
- Townhomes were added on the front row that faces the Riverwalk and the River to create an architectural character that was consistent in the corner condition. The treatment will mimic the townhomes architectural character. Steve Diebenow commented about changing the ramps to steps on either end of the 12 ft. tier for ADA compliance.
- Board Member Caldera stated that it was a unique site.
- Board Member Davisson appreciated the effort of public access on the river, widening and creating a better place for human activity especially along the Riverwalk.
- Chairman Jones commended the 12 foot multi use path.

A MOTION WAS MADE BY BOARD MEMBER J. LORETTA AND SECONDED BY BOARD MEMBER R. CALDERA APPROVING THE CONCEPTUAL APPROVAL DDRB 2016-015 FOR VENTURES RESIDENTIAL DEVELOPMENT.

The DDRB approved the request for Conceptual Approval for the Ventures Residential Development subject to conditions as referenced by the staff report and DDRB Board member comments as follows:

- 1. The developer shall receive a deviation to \$656,361.11 Setback or "Build To" Lines to allow an increase to the building setback requirement prior to DDRB Final Approval.**

- 2. The developer shall receive a deviation to §656.361.14 *River Views and Height of Buildings and Structures* to increase building height from 60 feet to a maximum of 180 feet, excluding appurtenances, prior to DDRB Final Approval.**
- 3. The developer shall receive a deviation to §656.361.16 *Off-Street Parking Overlay* to reduce the parking requirement prior to DDRB Final Approval.**
- 4. The developer shall receive a deviation to §656.361.20 *Streetscape Design Standards* to allow an alternate design to the landscape requirements prior to DDRB Final Approval.**
- 5. The developer shall receive a deviation to §656.361.21 *Waterfront Design Regulations*. The deviation will allow a reduction from the required 50 feet to 25 feet for those portions of the building with ground floor uses (i.e. residential units, office space, etc.) and to 43 feet for those portions of the building with outdoor open space or recreation areas prior to DDRB Final Approval.**
- 6. Subject to the review and approval by the Downtown Development Review Board (“DDRB”), Developer shall design and install a twelve (12) foot wide multi-use path. This multi-use path shall run across the Property from Prudential Drive to the Riverwalk abutting the Property, in a location to be determined by Developer, subject further to the review and approval of DDRB. Developer will grant to the City a pedestrian access easement over the multi-use path to run with the Property deed in perpetuity. Specific terms of the easement are subject to review and approval by the City’s Office of General Counsel, Risk Management Department, and the Department of Public Works.**
- 7. Subject to the review and approval by DDRB, Developer shall expand the existing portion of the Riverwalk along the south bank of the St. Johns River running through the Property from its current width of eight (8) feet to a total width of twenty (20) feet. Developer will grant to the City a pedestrian access easement over the Riverwalk to run with the Property deed in perpetuity. Specific terms of the easement are subject to review and approval by the City’s Office of General Counsel, Risk Management Department, and the Department of Public Works.**
- 8. The Developer will construct or cause to be constructed, at their expense, the Riverwalk expansion and multi-use path identified in Conditions 6 and 7 above, of this letter. The Riverwalk and multi-use path shall be of a color scheme and materials to complement existing portions of the Southbank Riverwalk such that it is obvious that the Riverwalk and path are for the benefit of and open to the public. At Prudential Drive there shall be double sided wayfinding signage with directions to the Riverwalk and Prudential Drive. Final design shall be subject to Downtown Development Review Board approval.**

THE MOTION PASSED UNANIMOUSLY 5-0-0.

III. INFORMATION/DISCUSSION ITEMS

A. Cultural Council – Preston Haskell, and Dave Engdahl

Tony Allegretti introduced Preston Haskell and Dave Engdahl. They provided a slide show of the Community Downtown Sculpture Initiative.

The Board thanked them for their presentation.

Council Member Bowman inquired about the upkeep. Mr. Engdahl responded that the maintenance of the ones on private property is the responsibility of the owners. The ones received through Art and Public Places will be allocated five (5) percent that was stated in the Ordinance for the maintenance trust fund of the Art and Public Places. The owners have written contracts which cover their responsibilities, insurance and liabilities for the finished work.

Tony Allegretti, Cultural Council Director provided a presentation of the Urban Arts Project Symposium.

C. DDRB 2016-004, JRTC (JACKSONVILLE REGIONAL TRANSPORTATION CENTER) REQUEST FOR CONCEPTUAL APPROVAL

Mr. Klement reviewed the project report dated January 19, 2017. The applicant is requesting DDRB conceptual Approval of JRTC (Jacksonville Regional Transportation Center) phase of the master plan.

Gary Wingo, Associate and Program Director with Pond provided a presentation and the project architects introduced themselves.

The floor was opened for public comments and closed due to no comments from the public.

Chairman Jones recused himself from voting on DDRB 2016-004.

The Board made relevant comments.

- Workshop needed for Final to share with Board
- Would like to see close to seventy-five percent detailed site plan at final approval.

A lengthy conversation ensued regarding the conceptual approval.

Gary Wingo requested a conceptual approval with all of the Board comments prior to their final for the site.

Susan Grandin pointed out that the conceptual approval really does focus on the site planning issues. If the Board would like to have another workshop or special meeting, as long as there is a quorum. it may be better for the applicant and the Board.

Board Member Worsham made a motion that the DDRB approve the conceptual as presented with the condition that the Board come back on whatever date is agreeable to the applicant and the Board the review the detail of the site plan until the Board is comfortable with the site plan. Board Member Worsham amended the motion to include the conditions as referenced in the staff report.

The floor was opened for public comments and closed due to no comments from the public.

A MOTION WAS MADE BY C. WORSHAM AND SECONDED BY J. LORETTA APPROVING THE REQUEST FOR CONCEPTUAL APPROVAL FOR THE JRTC FACILITY SUBJECT TO CONDITIONS REFERENCED BY THE STAFF REPORT AND THE DDRB BOARD MEMBER COMMENTS AS FOLLOWS:

- 1. The developer shall show compliance with §656.361.16. - *Off-Street Parking Overlay*, to reduce the required parking or receive a deviation prior to DDRB Final Approval.**
- 2. The developer shall show compliance with §656.361.18. - *Transparency Standards* or receive a deviation prior to DDRB Final Approval.**
- 3. The developer shall show compliance with §656.361.20. - *Streetscape Design Standards* to provide an alternative streetscape design prior to DDRB Final Approval.**
- 4. The developer shall present to the DDRB in a workshop format, prior to DDRB Final Approval, detailed information showing compliance with the design guidelines. The information shall show the limits of the project and design guideline compliance including: pedestrian crossings, common area development, vehicle and pedestrian ingress and egress to the development as well as specific materials (landscape and plant schedules, hardscape materials and patterns, architectural materials including building elevations and sections showing transparency, ADA ramps and compliance locations, etc.) for comment and discussion.**

THE MOTION PASSED 4-0-1 (CHAIRMAN JONES RECUSED)

IV. OLD BUSINESS

Jim Klement discussed the DIA/DDRB criteria and invited the DDRB to attend the DIA Board Meetings during his summary report. He suggested that Karen to add DDRB Members to the DIA Public meeting notices.

Board Member Loretta suggested for the DIA invest in nine (9) Microsoft surface pros due to the amount of colored paperwork that is printed on a monthly basis.

Board Member Caldera commented about quorum issues.

V. NEW BUSINESS

NONE

VI. PUBLIC COMMENTS

JTA project manager for JRTC thanked the board allowing the project to move forward and all concerns were heard. The Board comments and input will make the project greater for the community.

VII. ADJOURNMENT

There being no further business, Chairman Jones adjourned the meeting at approximately 4:32 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments for this meeting, an audio CD is available upon request. Please contact Karen Underwood-Eiland, Downtown Investment Authority at (904) 630-3492 or by email at karenu@coj.net.