

CITY OF JACKSONVILLE  
DOWNTOWN DEVELOPMENT REVIEW BOARD  
MEETING

Proceedings held on Thursday, January 13, 2022,  
commencing at 2:00 p.m., at City Hall, Lynwood Roberts  
Room, 117 West Duval Street, Jacksonville, Florida,  
before Diane M. Tropa, FPR, a Notary Public in and for  
the State of Florida at Large.

BOARD MEMBERS PRESENT:

TREVOR LEE, Chairman.  
J. BRENT ALLEN, Vice Chair.  
BRENNAN DURDEN, Secretary.  
MATT BROCKELMAN, Board Member.  
FREDERICK JONES, Board Member.  
CRAIG DAVISSON, Board Member.  
CHRISTIAN HARDEN, Board Member, via Zoom.  
WILLIAM J. SCHILLING, JR., Board Member.  
JOSEPH LORETTA, Board Member.

ALSO PRESENT:

GUY PAROLA, DIA, Operations Manager.  
INA MEZINI, DIA, Marketing and Communications.  
LORI RADCLIFFE-MEYERS, Redevelopment Coordinator.  
SUSAN GRANDIN, Office of General Counsel.

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1 minutes. Do we have any conversation about  
2 those minutes?  
3 BOARD MEMBERS: (No response.)  
4 THE CHAIRMAN: Hearing none, I'll take a  
5 motion.  
6 BOARD MEMBER ALLEN: So moved.  
7 BOARD MEMBER DURDEN: Second.  
8 THE CHAIRMAN: Motion to approve by  
9 Mr. Allen and a second by Ms. Durden.  
10 All those in favor, please say aye.  
11 BOARD MEMBERS: Aye.  
12 THE CHAIRMAN: Any opposed?  
13 BOARD MEMBERS: (No response.)  
14 THE CHAIRMAN: Great. I'd also like to  
15 confirm -- is Mr. Harden -- Board Member Harden  
16 online?  
17 MS. MEZINI: He is not yet, but he emailed  
18 me. He (inaudible), but he will be.  
19 THE CHAIRMAN: Okay. Ms. Mezini, when  
20 he's online, will you notify us, please?  
21 MS. MEZINI: Yes.  
22 THE CHAIRMAN: So we'll get started today  
23 with DDRB 2022-001, Laura Trio mixed-use  
24 development, conceptual approval.  
25 Ms. Radcliffe-Meyers, could we have a  
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1 PROCEEDINGS  
2 January 13, 2022 2:00 p.m.

3 - - -

4 THE CHAIRMAN: I'll call the meeting to  
5 order today of DDRB, January 13, 2022.  
6 Thank you all for attending.  
7 I want to recognize Council Member  
8 Ferraro. Thank you for joining us today.  
9 Appreciate that.  
10 I have one slight change to the agenda.  
11 I'd like to move DDRB 2021-017 from B to E, and  
12 so we'll start with DDRB 2022-001 today.  
13 I'd like to ask my board members to please  
14 try to speak into the mics so we can get a  
15 recording.  
16 And we've got a long agenda today, so  
17 concise, constructive (inaudible), please, from  
18 the board. I know it would be appreciated by  
19 everyone here.  
20 And those of you that are going to be  
21 presenting today, please remember to state your  
22 name and address for the record when you come  
23 up.  
24 Thank you.  
25 So we'll get started with the approval of  
the December 16th, 2021, regular meeting

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1 staff report, please?  
2 MS. RADCLIFFE-MEYERS: Yes. Thank you,  
3 Chairman Lee.  
4 My name is Lori Radcliffe-Meyers with the  
5 Downtown Investment Authority and I will be  
6 presenting the staff report for the Laura Trio.  
7 DDRB application 2022-001 seeks conceptual  
8 approval for the adaptive reuse of the historic  
9 Laura Trio.  
10 I apologize. That image is not showing up  
11 for some unknown reason.  
12 The proposal includes an 11-story hotel  
13 and a 12-story multifamily complex with ground  
14 floor retail.  
15 Next page.  
16 So, again, just a little bit of history.  
17 The Laura Street Trio was submitted previously  
18 to DDRB for review and approval. At the  
19 meeting on February 11th, 2021, the Downtown  
20 Development Review Board voted for conceptual  
21 approval for application 2021-001.  
22 So this was the previous site plan  
23 (indicating). The previous submittal included  
24 an eight-story hotel located on the corner of  
25 Laura and Adams Street, which also included  
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1 ground floor retail.  
2 So in this image, to the top of that site  
3 plan, you can see where the original hotel or  
4 the previous submittal was to be planned, and  
5 then they have the motor court, and then you  
6 have the historic buildings, and then the  
7 grayed-out portion was going to be a  
8 multifamily complex that was scheduled to come  
9 back at a later time for review.

10 And then -- next page.

11 So as seen in this image from the previous  
12 submittal, the hotel faced Laura Street and  
13 provided a sleek, modern building with  
14 expansive glazing, balconies, material and  
15 color changes, and broad roof overhangs. The  
16 architecture felt urban yet complemented the  
17 historic Florida Life building.

18 So now here's the new site plan  
19 (indicating). We'll run through that. So the  
20 new proposal includes an 11-story, 141-room  
21 hotel with a rooftop bar/lounge fronting  
22 Forsyth Street. And that's the green on the  
23 site plan that you see on the bottom right-hand  
24 corner.

25 And then a 12-story multifamily  
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1 development with 166 apartments and  
2 14,527 square feet of retail fronting Laura  
3 Street and Adams Street. And that's the blue  
4 up at the top of the site plan.

5 So you can see the retail on the ground  
6 floor and then the apartment complex would go  
7 from there.

8 Next page.

9 The new development maintains the modern  
10 architecture on both the multifamily and the  
11 hotel, which was seen in the previous  
12 submittal, but both are missing some of the  
13 features that made the previous submittal so  
14 well-received. The current submittal has  
15 shifted the hotel onto Forsyth Street.

16 Next page.

17 The hotel has been pulled off the build-to  
18 line, thereby creating a courtyard feature  
19 along its facade. As currently shown, the  
20 courtyard does not meet the requirements of  
21 urban open space and staff will continue to  
22 work with the applicant to ensure the courtyard  
23 has the amenities to meet the regulation.

24 Based on the foregoing, the Downtown  
25 Development Review Board staff supports  
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1 conceptual approval of DDRB application  
2 2022-001 with the following recommendations:  
3 Prior to submittal for final review, the  
4 developer shall meet with staff to identify any  
5 deviations sought; the applicant will work with  
6 DIA staff to ensure that the urban open space  
7 area meets the definition of such and includes  
8 the amenities required; to refine the  
9 architecture on the multifamily development and  
10 the hotel to include features that add to the  
11 articulation of the facades and the visual  
12 quality of the buildings; and to provide a  
13 shade study to ensure the project meets the  
14 40 percent shade coverage requirement.

15 This concludes the staff report and staff  
16 is available for questions.

17 Thank you.

18 THE CHAIRMAN: Thank you,  
19 Ms. Radcliffe-Meyers. Appreciate that.

20 Could we have the applicant's  
21 presentation, please?

22 (Mr. Atkins approaches the podium.)

23 MR. ATKINS: Good afternoon.

24 My name is Steve Atkins. I'm the  
25 principal and managing director of SouthEast  
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1 Development Group. I am the owner of the Laura  
2 Street Trio properties.

3 The full presentation is going to be given  
4 by our architect, Tom Hurst, and Julia Epstein,  
5 but I wanted to offer some context for us to  
6 get started. They've asked me to do so since  
7 there's some changes to the overall plan.

8 As you recall and has been articulated by  
9 Ms. Radcliffe-Meyers, there was a previous  
10 submittal for the Laura Street Trio that  
11 consisted solely of the hotel. That was a  
12 project that was approved conceptually. There  
13 has been a lot of comment in your early staff  
14 report regarding the changes between the early  
15 design as well as its new design. Let me offer  
16 some of the thought and the context in terms of  
17 why we're making a change.

18 If you were to look at the original  
19 design, there were open spaces that were  
20 consisting of courtyards and motor courts on  
21 the site, which are really in some ways wasted  
22 in terms of an urban design. That, coupled  
23 with the fact that we have the access to  
24 capital, as well as wanting to take advantage  
25 of the market and promote multifamily housing

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1 in downtown Jacksonville, we chose to add the  
2 multifamily component that we prefaced in our  
3 earlier submittal. That grew from essentially  
4 what was about 50 to 60 units to now 166 units,  
5 and we have repositioned the buildings on the  
6 development site from Adams Street and Forsyth  
7 Street.

8 There is an approval by Marriott  
9 International for the Autograph Collection  
10 Hotel that will be facing Forsyth Street, now  
11 at 142 rooms. That's a full approval of that  
12 design. And keep in mind, we have to submit  
13 these designs for approval for Marriott as  
14 well.

15 In addition to that, we've created this  
16 new design for 166 units of mixed-income  
17 housing that will face Adams Street and brings  
18 this project from \$72 million to \$165 million  
19 total. Those economics have to be considered  
20 in terms of our proposal and what our  
21 development plan consists of.

22 I will tell you that we are very happy  
23 with what we're proposing and the design.  
24 We're certainly willing to discuss elements of  
25 that design and how certain details can be

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1 applied through the rest of the design process,  
2 but we're here to submit the new design, not  
3 the old design or debate the context between  
4 the two.

5 So with that, I will offer to you that  
6 this has also been submitted to the National  
7 Park Service for review. Part 2 for NPS from  
8 the SHPO office has been approved and it's been  
9 sent on to the NPS office in Washington for its  
10 approval. It was approved without condition.

11 In fact, there were a number of comments that  
12 we addressed in the earlier submittal with this  
13 new design that NPS was very happy with and  
14 offered their approval without condition.

15 So with that, I will turn it over to  
16 Tom Hurst and Julia Epstein from Dasher Hurst.  
17 Thank you for your attention. And we, as  
18 always, appreciate your role in working with  
19 private development in the city of  
20 Jacksonville.

21 Thank you.

22 (Mr. Hurst approaches the podium.)

23 MR. HURST: Good afternoon. Good to see  
24 everybody again.

25 My name is Tom Hurst. I'm with Dasher

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1 Hurst Architects, 1022 Park Street,  
2 Jacksonville.

3 You guys have now seen this project,  
4 obviously, several times. As Steve said, this  
5 project has evolved programatically and from a  
6 design perspective from what we presented last  
7 spring.

8 If it's all right with you, I'm going to  
9 back up a little and explain how we got where  
10 we were and how we -- a little more even than  
11 Steve did, about why we're changing direction  
12 and how we (inaudible) presenting today.

13 You know, we've been working with Steve  
14 since 2019 on this project, which is a long  
15 time. The project started off strictly as a  
16 hospitality/hotel project in which we were  
17 going to restore the three buildings as well as  
18 add the addition on the north side of the site.

19 Over time, it -- maybe a year and a half  
20 ago, it was decided to add the multifamily  
21 component to improve the pro forma, the bottom  
22 line of the project, which I think was a wise  
23 decision.

24 At the time it was -- the decision was  
25 made to place that multifamily component

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1 between the Bisbee Building and the adjacent  
2 parking structure because that was the  
3 remaining site left over after the hotel was  
4 (inaudible).

5 Fast forward to last summer and fall --  
6 and I think most of you are familiar with the  
7 challenges with the construction market and the  
8 cost escalations, over 2 percent per month.  
9 The project, it became aware that it was  
10 challenged in terms of its budget.

11 We had to kind of do some soul searching  
12 and look for, what could we do to get this  
13 project back on its feet and the normal kind of  
14 value engineering decisions. Well, let's  
15 simplify things, but to use some cheaper  
16 materials, frankly, just wouldn't cut it.

17 We had to kind of look at it from the  
18 perspective of, if we were starting this  
19 project from today without the accretion of  
20 eight years of decision-making on this project,  
21 would we do it the same way? And I think we  
22 decided there were better ways to do it that  
23 could be more efficient, that could yield a  
24 better product at the end of the day, both for  
25 the client and for the City.

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1 So the big decision that was made, as you  
2 mentioned -- as Lori mentioned, was to flip the  
3 orientation of the apartments and the hotel.  
4 The reason we did that was because, as Steve  
5 mentioned, we had a motor court previously that  
6 was essentially unused real estate on the site  
7 and the best way to increase the density from  
8 92 to 166 apartment units was to capture the  
9 space and extend the building up to the full  
10 height of 11 stories to match the Florida Life  
11 building.

12 Doing that allowed us to increase the  
13 density of the project. So rather than  
14 decreasing the quality of the construction or  
15 decreasing the design, rather, by increasing  
16 the density of the site, we were able to make  
17 the pro forma work. So that was really the  
18 most critical factor.

19 The other factor that was decided was --  
20 previously, the three historic buildings were  
21 part of -- all part of the hospitality program,  
22 the hotel. So by separating that and  
23 allocating the Florida Life building, which is  
24 now the entrance to the apartment project, as  
25 part of the multifamily development, it meant

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1 we no longer needed to connect those two  
2 buildings on the upper floors, which is -- if  
3 you recall from previously, it was creating a  
4 very complex elevator and stair core, which, as  
5 you all know, complexity of (inaudible)  
6 dollars. So simplifying that went along with  
7 helping to get the project back on track as  
8 well.

9 So thank you for bearing with me while I  
10 gave you the history lesson on the project, but  
11 I felt it was important for you to understand,  
12 you know, why we did what we did and why we're  
13 back to you with a completely different design  
14 today.

15 We've presented to you before all this  
16 site context, the surrounding buildings. I  
17 think you're all familiar with it. I'm happy  
18 to answer any questions. If you want me to  
19 circle back to it, I will, but I'll skip past  
20 it for now.

21 It's been mentioned that the new structure  
22 is 11 stories on the multifamily site, which is  
23 at the corner of Laura and Adams. Just for  
24 reference, the Carling building is 12 stories;  
25 the Greenleaf -- correct me if I'm wrong -- is

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1 12 or 13 possibly; and the Barnett is 18. Of  
2 course, we set it at 11 stories to match the  
3 Florida Life building, which is the historic  
4 building on our --

5 Sorry, this still doesn't seem to --

6 MS. MEZINI: I can flip it for you.

7 MR. HURST: Okay. Thank you.

8 We can skip through the history. I think  
9 everybody is familiar with that. If we can get  
10 to the first slide that shows the site plan, I  
11 think that would be useful.

12 MS. MEZINI: (Complies.)

13 MR. HURST: There you go. Thank you.

14 As Lori mentioned, the multifamily  
15 component is on the north side. That would be  
16 in light blue and blue in this case. The light  
17 blue along the street represents about  
18 6,000 square feet of shell retail space facing  
19 Adams Street and Laura Street, which is an  
20 increase from the previous design, and I think  
21 it will really align in that space along those  
22 two streets.

23 There is -- the hotel component in the  
24 green, on the lower right -- and what you're  
25 seeing in green is actually the addition

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1 component of it. The three historic buildings  
2 in this image are in gray in the lower left  
3 portion. And then between the hotel and the  
4 multifamily component is the courtyard which is  
5 an internal space between the two, serving as  
6 an amenity to the project, both for the hotel  
7 and the apartments.

8 Next slide, please. Keep going to the  
9 next one.

10 This is analogous to the last one. This  
11 is the first floor. This shows the uses a  
12 little more clearly. Everything in green is  
13 the hotel program. Everything in blue is the  
14 apartments. The red at the top is the shell  
15 retail space. The yellow on the corner is the  
16 Marble Bank building. That space will still  
17 function similar to before, as a -- as a  
18 restaurant. And it's connected to the hotel  
19 lobby, so it's -- it will be operated by the  
20 hotel operator and serve as an integral part of  
21 that function.

22 It was mentioned that we set the building  
23 back for the -- the hotel building in the lower  
24 right corner. We set it back about 25 feet  
25 from the street. And there -- it's a strategic

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1 reason why we did that. From a historic  
2 perspective, the Bisbee Building has a very  
3 pronounced corner on the lower right part of  
4 the building. And we'll show you this in the  
5 renderings in a bit. But we wanted to preserve  
6 that and not obstruct it, cover it up, or  
7 interfere with it. And that was a really  
8 important feature for the historic reviewers at  
9 SHPO and NPS as well. And that drove the  
10 placement of the massing of the hotel in  
11 setting it back.

12 By doing that, it creates an  
13 opportunity -- it created a semiprivate outdoor  
14 courtyard space. You can see it in the lower  
15 right part of this image. The -- from an  
16 operational standpoint, the thinking is that,  
17 that's a semiprivate space accessed through the  
18 hotel lobby. It's not directly accessible from  
19 the street, but it's accessible through the  
20 hotel lobby and it would be a space that would  
21 be used as a lounge and it could get table  
22 service from the hotel restaurant and bar,  
23 possibly lunch.

24 Some of those -- some of those operational  
25 things are still getting worked out, but it's

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1 an amenity space for the hotel guests, as well  
2 as the public. It's not just for hotel guests,  
3 it's for the public as well, but it is accessed  
4 through the hotel lobby so that you can control  
5 access and security and operation of that  
6 space.

7 Next slide, please.

8 As you move up through the building, you  
9 see more the typical upper levels, the  
10 apartments on the top, the hotel on the lower  
11 right. This is the second floor which happens  
12 to have some meeting space, which is a cool  
13 feature. It's accessible from the historic  
14 stairs that we're preserving in the Bisbee  
15 Building. It comes up to this conferencing  
16 center on the second floor.

17 Slide, please.

18 And then this would be more of a typical  
19 upper level. So you see everything in green is  
20 the hotel and everything in the blue at the top  
21 is apartments.

22 I mentioned we eliminated the central core  
23 that connected the buildings together. Doing  
24 that greatly simplified some of the  
25 infrastructure costs and the -- of the project.

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1 And, importantly, allows the two projects to  
2 almost operate independently of each other.  
3 Since they will have a different operational  
4 structure, we thought that was an important  
5 thing moving forward with the project as well.

6 Next slide, please. We can go ahead to  
7 the next rendering, I think.

8 The rest of this is -- well, this is a  
9 site plan showing basically an aerial view of  
10 the site.

11 Next slide, please.

12 So the -- this is an image -- the  
13 northwest corner of the site is the corner of  
14 Laura and Adams Street. As you can see the  
15 massing of the new building, the new design is  
16 11 stories high, matching the Florida Life  
17 building.

18 Similar to the previous design, we've  
19 created a notch or a reveal where the new  
20 building meets the old. It's applied in a  
21 black brick or dark brick and it's set back  
22 about 5 feet from the face of the building so  
23 that we can preserve the corner pilaster on the  
24 historic building.

25 And then, importantly, on the top floor of

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1 the building we've actually carved it away and  
2 eliminated a unit there to create a terrace so  
3 that we don't obstruct the view or kind of  
4 clash with the -- the new column capitals that  
5 we're going to reconstruct in the Florida Life  
6 building.

7 So we've been careful to try to maintain  
8 some of those elements that the historic  
9 reviewers found as important in the last design  
10 and maintained them in the new design.

11 Inevitably, the massing is definitely  
12 different than what we presented to you last  
13 time. We no longer have the large cantilevered  
14 canopies -- I'm sorry, floor slabs. From the  
15 previous design, that was one area that we  
16 looked at to simplify.

17 But, importantly, what -- what we did with  
18 the new design is we looked at the Florida Life  
19 building and the other historic buildings in  
20 the area, the Barnett building across the  
21 street, the Greenleaf building, and looked at  
22 the facade composition and proportioning system  
23 for inspiration for the new building.

24 If you look at the Florida Life building  
25 and look at the new designs for the apartment

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1 building, they have a similar proportional  
2 facade and makeup. And then you have this kind  
3 of major/minor grid of columns and secondary  
4 vertical elements that creates an overall  
5 vertical emphasis to the facade. It's one of  
6 the most important features of the Florida Life  
7 building. We wanted to respect that in the new  
8 design as well.

9 In this case, it's constructed of a white  
10 brickwork of columns, essentially, if you will,  
11 overlaid over a secondary material of synthetic  
12 wood siding you see in this image that kind of  
13 slips behind the (inaudible) in the front.

14 On the -- on the corner of the building,  
15 that wood plane slips out to become almost like  
16 (inaudible). It becomes kind of a -- a series  
17 of balconies and terraces on the corner of the  
18 building. And then at the very top of the  
19 building the wood slips from behind the white  
20 to become the penthouse level, the 11th story  
21 of the apartments as well.

22 There is a new cornice at the top of the  
23 building that, while similarly sized in  
24 proportion to the Florida Life building, it is  
25 lower than it and -- and it's a little simpler

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1 in construction and design so that it's -- it's  
2 meant to be a little deferential to the  
3 original building and not overwhelm it or  
4 overpower it.

5 We wanted to make sure what we're doing  
6 here doesn't take away from the architectural  
7 appeal of the historic buildings. And from  
8 what we gathered from our review with SHPO and  
9 NPS, they're overwhelmingly in favor of our  
10 (inaudible) to this as well.

11 Next slide, please.

12 So this shows the same corner from the  
13 Laura Street facade. This is essentially what  
14 you'd see from the Barnett building, looking  
15 out the fifth floor window, let's say.

16 You can see the composition of the  
17 building. It's undoubtedly taller than it was  
18 last time, but, again, we've taken great pains  
19 to not exceed the height of the Florida Life  
20 building so that we don't overwhelm it. The  
21 previous design was eight floors; this new one  
22 is eleven.

23 Next slide, please.

24 It was important as we designed the  
25 project to -- the slide you're seeing here is

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1 the Forsyth facade, which is south of the hotel  
2 addition. It was important as we designed this  
3 that -- while we wanted the hotel and the  
4 apartment to have a similar character and feel  
5 like they were cohesive and part of one design,  
6 we wanted each to have its own character and  
7 defining characteristics. So we've used the  
8 same overlay of the white gridded facade  
9 material on the hotel as well. We've set it  
10 back, as we mentioned, about 25 feet from the  
11 street. But rather than overlay the second  
12 material of -- which was the wood on the  
13 apartment side, in this case we're introducing  
14 little accents of copper material intended to  
15 pick up on the copper spandrels on the Bisbee  
16 building just to the left of it there.

17 I think when you look at the two together,  
18 you'll understand that they're -- they form a  
19 whole, and then together they form the hotel  
20 component of the project, but yet at the same  
21 time they speak a similar language to the -- to  
22 the apartment project on the north side of the  
23 site.

24 The composition of the facade -- and we  
25 were -- we were trying to -- for a kind of

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1 quiet simplicity, sophistication, but then we  
2 did want to introduce something that kind of  
3 broke from the mold and allowed itself to be a  
4 little freer, and that led to the element that  
5 you see at the top, which is the somewhat  
6 freeform sun shade element that forms the  
7 canopy at the rooftop bar. It extends across  
8 the top of the building and then comes down the  
9 side of the building. And it's -- it's meant  
10 to be kind of a ying and yang effect where we  
11 have the simplicity of the primary facade and  
12 then the somewhat freeform element that is the  
13 counterpoint to it.

14 Next slide, please.

15 This is the -- that exact element at the  
16 top of the building. You can see it kind of  
17 wraps up at the side and over the top to  
18 provide shading over a portion of the outdoor  
19 terrace.

20 On the left of this slide you'll see, very  
21 importantly, the corner of the Bisbee Building  
22 that I mentioned earlier. There are windows,  
23 there's brickwork and stonework on the east  
24 side of that facade that wraps about 20 feet.

25 And then the cornice at the top, which is

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1 copper, we didn't want to touch that, obstruct  
2 it, or crash into it in an awkward way, so we  
3 set the building back so you could still see it  
4 and appreciate it.

5 And then, furthermore, we're placing the  
6 rooftop terrace where we had, and you can even  
7 see it up close and personal and really  
8 appreciate it.

9 The rooftop terrace, with the exception of  
10 the sun shade element, is set back about  
11 20 feet so that from the ground floor you  
12 really don't see the mass of that 11th floor at  
13 all on the -- on the restaurant program at the  
14 top of the building and, therefore, it --  
15 it's -- the main volume of the hotel is ten  
16 stories, which matches the Bisbee Building.

17 Next slide, please.

18 This is a view from that same space  
19 looking toward the southeast. Of course, one  
20 benefit of positioning the hotel where we've  
21 now got it is it does have river views. You  
22 can see the building -- I'm sorry, the Hyatt  
23 hotel in the foreground and then the Southbank  
24 towers in the distance, and the river, which  
25 is, I think, going to be a great amenity for

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1 this space.

2 In the previous design we had some  
3 ornamental metalwork that was proposed on  
4 balcony railings and things that picked up on  
5 some of the patterning of the original historic  
6 buildings. We've -- while it's still schematic  
7 at this point, you can see in this image  
8 we're -- we're trying to consider the same  
9 thing, where maybe, if that's a perforated  
10 metal, let's say, that we can introduce the  
11 same kind of patterning from the historic  
12 building and pay homage to those details but in  
13 a more abstract, kind of crisp and modern way  
14 without being too literal.

15 Next slide, please.

16 This is the -- this is the courtyard space  
17 on Forsyth Street in front of the hotel. We  
18 spent a lot of time internally discussing the  
19 best way to approach this portion of the  
20 project. We obviously didn't want to build an  
21 8-foot-tall wall and create a bunker or a  
22 barrier into this space. We wanted to create a  
23 space that felt almost like walking down  
24 St. George Street in St. Augustine where you  
25 have maybe some low walls defining courtyards.

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1 And while you may not have access to it from  
2 St. George Street, you can see into it, you can  
3 appreciate the landscape. And you can,  
4 however, access it through the adjacent  
5 business, in this case through the hotel lobby,  
6 and get into that space and use it.

7 We have patterned the wall that we see in  
8 the foreground out of a combination of the same  
9 dark brick and some metalwork with some  
10 generous use of plant material. And we've  
11 created steps and apertures in it where -- to  
12 make sure it didn't become too much of a visual  
13 obstruction, we've notched the wall and set it  
14 down in certain places so that you can see both  
15 in and out of that space a little bit more  
16 clearly.

17 You can see on the Bisbee Building in the  
18 distance there, there is a new canopy  
19 schematically designed for the front of that  
20 building because that will become the new front  
21 door of the hotel.

22 Next slide, please.

23 So this is the Laura Street facade, very  
24 similar to the rendering we showed you earlier.

25 Next slide, please.

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1 This is the Adams Street facade. And you  
2 can see -- one of the challenges I think you  
3 can appreciate is, as the building grew and  
4 became 11 stories tall and enclosed that entire  
5 area that was formerly a motor court, it became  
6 a much larger mass. So one of the challenges  
7 is how to treat that mass, to break the scale  
8 of it down so it doesn't feel overwhelming to  
9 the -- both the pedestrians and autos along --  
10 along Adams Street.

11 So you can see in this -- in this facade,  
12 we've broken it into three parts, essentially.  
13 The part on the right is the 11-story tower  
14 that was shown on the corner rendering with the  
15 balconies that are visible in this view. The  
16 part in the middle is kind of seen as a hyphen.  
17 It's a -- it's a break between the two. And  
18 it's a little more of a background piece with a  
19 regular window pattern. And then on the left,  
20 it reintroduces that white grid and the more  
21 layered facade that we have on the corner  
22 pieces and also on the hotel, so it creates a  
23 kind of tri-part facade element.

24 And there is -- there is a dimensional  
25 difference between these. There is 3 or 4 feet

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1 of stepping between these different layers of  
2 facade. And the white grid that I keep  
3 referencing, it's overlaid both on the  
4 apartment and the hotel, is layered about  
5 2 feet in front of the -- in this case, the  
6 wood facade that's layered behind it.

7 (Board Member Allen exits the  
8 proceedings.)

9 MR. HURST: Importantly, along the ground  
10 level here you can see there's lots of retail  
11 lining the whole street all the way down,  
12 connecting to the 20 West Adams building.

13 About -- in the middle of the building  
14 there, you can see a truck. That's our service  
15 drive. One of the challenges of the project  
16 with all the different uses is how do we get  
17 service in and out of the building. We've come  
18 up with a way where we -- we've created a --  
19 it's a tunnel, if you will. It's a drive that  
20 goes underneath the multifamily component back  
21 to the heart of the site, to the middle of the  
22 site, which is where the dumpsters, the  
23 generators and the other elements will be, so  
24 you won't see them from the street.

25 This would, again, be the southern facade  
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1 on Forsyth (indicating). It's very similar to  
2 the rendering we showed you earlier.

3 And I think that's it. Is there any more  
4 slides?

5 MS. MEZINI: No.

6 MR. HURST: So, with that, I'd ask any  
7 questions that you've got for me.

8 THE CHAIRMAN: Thank you, Mr. Hurst.  
9 Appreciate that presentation.

10 Ms. Mezini, do we have any speaker cards  
11 or public hands raised online?

12 MS. MEZINI: I do not have any speaker  
13 cards and I don't see any hands raised online.

14 THE CHAIRMAN: Okay. Thank you.

15 We'll move into board comments. And we'll  
16 start with Mr. Jones.

17 Welcome, Mr. Jones.

18 BOARD MEMBER JONES: Thank you, fellow  
19 board members.

20 Again, I want to acknowledge the  
21 comprehensive detail submission package. This  
22 was -- this whole project, again, is an A-plus;  
23 the design, the programmatic approach, it's  
24 really solid. I'm really excited about the  
25 courtyard.

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1 I think you're always left sometimes with  
2 these interstitial spaces and how you can  
3 execute something well-designed in that space.  
4 It's really encouraging, particularly to  
5 promote walkability and just engagement to the  
6 street, so I'm really excited about that, and  
7 also just really understanding the need to be  
8 really flexible to the market conditions around  
9 the hotel, multifamily right now and cost  
10 escalation.

11 So, again, home run project. Really  
12 excited about this.

13 MR. HURST: Thank you.

14 BOARD MEMBER JONES: Thank you.

15 THE CHAIRMAN: Thank you, Mr. Jones.  
16 Mr. Schilling.

17 BOARD MEMBER SCHILLING: Thank you,  
18 Mr. Chairman.

19 And I'll echo as well that it's a  
20 great-looking project. I commend you on the  
21 level of detail for -- for conceptual review,  
22 it looks great.

23 I will say you've left me a little bit in  
24 suspense because you gave us elevations of all  
25 three sides of the building except the one with

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1 this unique metal piece of sculpture,  
2 something, and -- and I was just going to ask  
3 out of -- out of curiosity, what --

4 So on that east facade, I mean, how wide  
5 is that, that comes down the side of the  
6 building? And -- I don't know if you can maybe  
7 describe it a little bit?

8 MR. HURST: Sure. Sure.

9 Would you mind showing the rendering of  
10 the -- maybe the rooftop bar that shows that  
11 screen element up close? Go back one more  
12 slide, please.

13 MS. MEZINI: (Complies.)

14 MR. HURST: Yeah. Thank you.

15 It's envisioned as a steel-framed super  
16 structure that -- there are a couple of columns  
17 up on that roof terrace. And what you see  
18 there is -- in gray, it's basically steel  
19 tube -- tubular beams. And it's kind of -- we  
20 call it the crinkle. I don't know -- I don't  
21 know if there's a right word for it, but it's a  
22 bent frame, steal frame, and then we would hang  
23 the -- the pergola elements, in this case the  
24 perforated metal, underneath it. So that would  
25 be probably framed with aluminum and then

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1 perforated and hung from the other side of it.  
2 It kind of zigzags across the roof and  
3 then wraps around the side and down to the --  
4 to the first level canopy, just for continuity  
5 purposes. It's -- again, it's -- because the  
6 rest of the facade was so austere and simple  
7 and -- I mean, we think it's elevated in  
8 proportion, but it -- we felt like it needed  
9 something that kind of broke the mold and then  
10 give it a little more liveliness to it, so this  
11 was -- this was our approach.

12 BOARD MEMBER SCHILLING: Okay. Great.  
13 Thank you.

14 It definitely does that. And for the  
15 board, when you come back for final, I'd love  
16 to see, you know, kind of what that eastern  
17 building view looks like --

18 MR. HURST: Sure.

19 BOARD MEMBER SCHILLING: -- would be  
20 great.

21 MR. HURST: Okay.

22 BOARD MEMBER SCHILLING: Thank you,  
23 Mr. Chairman.

24 THE CHAIRMAN: Thank you, Mr. Schilling.  
25 Mr. Brockelman.

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1 BOARD MEMBER BROCKELMAN: Thank you,  
2 Mr. Chairman.

3 Tom, Steve, great job.

4 I recall vividly how much of a challenge  
5 that central core was. So I think your  
6 justification for changing the design makes a  
7 lot of sense.

8 I'm also happy to see as much residential  
9 density as possible, so I'm fully supportive.  
10 And, again, great job. Looking forward to it.

11 THE CHAIRMAN: Thank you, Mr. Brockelman.  
12 Ms. Durden.

13 BOARD MEMBER DURDEN: Thank you,  
14 Mr. Chairman.

15 Well, I have to admit, I'm going to be  
16 very forthright with you, I'm disappointed. I  
17 understand the ROI, the pro forma, all of these  
18 issues, but I was so excited about the hotel  
19 and the design of the hotel. I loved that it  
20 was -- transparency, it's very modern, open,  
21 just -- it was extremely exciting to see.

22 I understood that -- you know, I  
23 understand that -- you know, I liked how the  
24 motor court was for the hotel. I thought that  
25 was, quite frankly, inspirational for us to --

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1 for you to propose.

2 So, you know, I'm -- I do have some  
3 specific questions. In regards to the  
4 courtyard -- and I'm speaking of -- I know that  
5 both of your courtyards, you're calling them  
6 new courtyards. I'm speaking to the one that's  
7 interior.

8 MR. HURST: Sure.

9 BOARD MEMBER DURDEN: So I'm just trying  
10 to think about why, in that location, as  
11 opposed to -- and if you're going to have space  
12 like that, why was it that you could not  
13 provide that for the courtyard, for the  
14 entrance into the hotel? Because I'm quite  
15 concerned about, really, the kind of lack of  
16 inspiration associated with the entrance to the  
17 hotel.

18 So could you talk a little bit about why  
19 that courtyard there, that -- you know, the  
20 interior one, if you will, versus making it --  
21 trying to design it into the site where -- to  
22 be used by either the hotel or even the  
23 apartments as a combined place for access  
24 and -- similar to the way you had it.

25 Let me go through a couple of other

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1 things.

2 The streetscape, I have some concerns  
3 about -- and let me get this straight. This is  
4 going to be the Adams and Laura Street corner.  
5 I feel like that could be -- should be  
6 emphasized and made really special. I don't  
7 see that happening here. It seems like that is  
8 going to be such a -- it already is, quite  
9 frankly, such an important corner. I'd like to  
10 see you come back with your -- in your final,  
11 with something that is -- provides more open  
12 space; that is inviting; that, you know, people  
13 say, "Hey, meet me on this corner," or  
14 something.

15 MR. HURST: Sure.

16 BOARD MEMBER DURDEN: I also have a  
17 concern about the existing surfaces in your  
18 site plan. You're showing in the streetscape  
19 that the existing surfaces would remain, and --

20 MR. HURST: Along Laura Street.

21 BOARD MEMBER DURDEN: Well, I can't tell.  
22 You may be correct. But even those that are  
23 along Laura Street don't seem to me to be, you  
24 know, up to grade, quite frankly. And I don't  
25 mean grade, like, you know, a certain level. I

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1 just mean, if they -- I think that they could  
 2 be -- instead of just leaving the existing, I  
 3 think that some additional help there -- and  
 4 maybe spiff those up would be appropriate to  
 5 see in the final.  
 6 And then I do -- there are parts that I  
 7 like, so --  
 8 MR. HURST: Glad to hear it.  
 9 BOARD MEMBER DURDEN: You know, I like the  
 10 retail. I also like, you know, that you left  
 11 the Marble building. I like the fact that you  
 12 worked with Historic Preservation, but I -- I  
 13 think that the new building does overwhelm.  
 14 One of the things that I thought was so  
 15 appropriate about your former design, besides  
 16 being the transparency of that hotel, but it  
 17 was also the mass. And I felt like it did not  
 18 overwhelm the Florida Life building.  
 19 MR. HURST: Okay.  
 20 BOARD MEMBER DURDEN: So --  
 21 And then I am concerned about the hotel  
 22 entrance and also the entrance into the  
 23 apartments and how that's going to work.  
 24 I think that we have to -- I believe that  
 25 it's part and parcel of the streetscape and the  
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1 pedestrian experience there, that the entrances  
 2 should be more emphasized. And I'm definitely  
 3 concerned about the -- about the -- quite  
 4 frankly, the underwhelming entrance into the  
 5 hotel.  
 6 If this is going to be, you know, an  
 7 Autograph hotel -- I think that's what Steve  
 8 mentioned.  
 9 MR. HURST: Correct.  
 10 BOARD MEMBER DURDEN: You know, that it  
 11 would seem that the entrance would be a little  
 12 more sophisticated. I don't know what the  
 13 other word is. Definitely something more than  
 14 what is shown currently.  
 15 So those are my comments.  
 16 I would -- Mr. Chairman, at some point I  
 17 would like Tom to talk about the interior  
 18 courtyard and how that's going to actually  
 19 function.  
 20 MR. HURST: Mr. Chairman, would it be okay  
 21 if I address that?  
 22 THE CHAIRMAN: Absolutely.  
 23 MR. HURST: So correct me if I -- if I  
 24 miss something, I'll come back to it, but let  
 25 me start at the top.  
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1 BOARD MEMBER DURDEN: Could you go back to  
 2 the slide that shows the -- either in the  
 3 site -- I guess the site plan is probably the  
 4 best one.  
 5 MR. HURST: Let me just say that I think  
 6 we share your feelings about -- we would have  
 7 loved to move forward with the project as it  
 8 was six months ago. We were all -- we loved  
 9 it, you loved it.  
 10 Frankly, what -- what's happened in the  
 11 construction market made it untenable. If the  
 12 choice was to go back to that design or do  
 13 something along the lines of what we're showing  
 14 today -- if we had to go back to that, the  
 15 project wouldn't work. We would have to walk  
 16 away and it just wouldn't happen because the  
 17 numbers didn't work to support it. We needed  
 18 more density. It is just the reality of the  
 19 development situation that we -- we had to do  
 20 that to make the project work.  
 21 Trust me, we've spent -- we put a lot of  
 22 time and heart and soul into that design too,  
 23 and it kind of broke my heart a bit to go back  
 24 and change it, but -- but that's the reality,  
 25 and we're tasked with making changes necessary  
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1 to make the project work.  
 2 And obviously -- I think from my biased  
 3 standpoint, that we have come back with another  
 4 solution that is equally valid and strong and  
 5 will be beneficial to the city, to the client,  
 6 and be a win/win for everybody. It's not the  
 7 same as the old project. There's no denying  
 8 that.  
 9 Addressing your comments about the  
 10 streetscape, the plan at this time is that we  
 11 would maintain the finishes along Laura Street.  
 12 They're less than ten years old at this point.  
 13 They were put in as part of the Laura Street  
 14 streetscape work. There's a combination of  
 15 brick, concrete and slate in that area.  
 16 And then the plan was along Forsyth Street  
 17 and Adams Street, we would replace them, the  
 18 materials, to match what was done on Laura  
 19 Street so it would be cohesive, complementary,  
 20 and wouldn't have all the buckling with the  
 21 tree roots and everything that's happening  
 22 along those streets currently. So we would --  
 23 we would repair that and repattern it as shown  
 24 in this plan here, which matches -- lines up  
 25 with the architecture and all that.  
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1 In terms of the courtyard, you know,  
2 this -- this plan kind of -- this diagram shows  
3 it fairly well (indicating).

4 Would you mind actually going up to one of  
5 the typical upper floors of the -- one more  
6 slide. There you are.

7 So the massing of the building -- the  
8 apartments along the north side, it's a very  
9 straightforward, double-loaded corridor. It's  
10 a very efficient design. We have windows to  
11 the north and windows to the south. You know,  
12 to maintain those as apartment living units,  
13 obviously we have to have daylight views and  
14 light into there.

15 The hotel to the south is -- again, it's a  
16 T-shaped, double-loaded corridor in the new  
17 building and single-loaded in the historic  
18 building. Again, we have views in the hotel  
19 facing to the north and views to the south. So  
20 the courtyard in between is really kind of the  
21 leftover space, the interstitial space that was  
22 mentioned here earlier. And the challenge, as  
23 you said, is to make it an amenity that could  
24 be beneficial to both the hotel guests as well  
25 as the apartment guests.

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1 I hate to be a pain. Would you mind  
2 flipping back to the site plan again?

3 MS. MEZINI: Sure.

4 MR. HURST: So the -- as you can see here,  
5 there's access points from the hotel lobby that  
6 go out to that courtyard. And there's an  
7 apartment amenity area on the first floor with  
8 a colonnade along there that also opens into  
9 that space. Those amenities might include  
10 things like fitness space -- fitness rooms, pet  
11 grooming stations. We don't know exactly what  
12 those apartment amenities are, but they would  
13 open onto that space that would become an  
14 amenity to those apartment residents.

15 Similarly, the hotel guests could go out  
16 the back door of the lobby into that space and  
17 enjoy it as well. There's a variety of  
18 hardscape and softscape in that space. There's  
19 space for a summer kitchen and a grill where  
20 you can go out and grill dinner for your family  
21 if you're a resident. That space is not fully  
22 developed yet, but it's developed to a  
23 conceptual level as you see in those plans.

24 BOARD MEMBER DURDEN: Mr. Chairman, may I  
25 ask one question about that, please?

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1 THE CHAIRMAN: Sure. Please.

2 BOARD MEMBER DURDEN: Thank you.

3 On the east side of the courtyard --

4 MR. HURST: Yes.

5 BOARD MEMBER DURDEN: -- what is going to  
6 be the treatment there?

7 MR. HURST: So those are -- that's the  
8 20 West Adams building on the right side of the  
9 courtyard, and then the gray -- you can see the  
10 sliver of the parking garage on the lower right  
11 part of that plan. Those are properties owned  
12 by others, so we're not -- we're not planning  
13 to treat those buildings because we don't own  
14 them.

15 BOARD MEMBER DURDEN: So if you're in the  
16 courtyard, the interior courtyard, your view to  
17 the east would be the walls of the other  
18 building?

19 MR. HURST: That's correct.

20 I don't have a view of that to show you.  
21 I wish I did, but that's -- that's correct,  
22 yes.

23 BOARD MEMBER DURDEN: Thank you.

24 Thank you, Mr. Chairman.

25 THE CHAIRMAN: Sure. Thank you,

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1 Ms. Durden.

2 Mr. Davisson.

3 BOARD MEMBER DAVISSON: Yeah. So the  
4 question is -- without seeing what you did  
5 before, this is a successful project, and I --  
6 I think it is. And I guess the approach, you  
7 know, that -- you know, I understand the logic  
8 and I agree with the logic, and really what's  
9 important here are the three buildings that are  
10 historic, you know, the Florida Bank, Florida  
11 Life and the Bisbee Building. And  
12 architecturally, they are -- they should be  
13 what stands out. And that's why I think this  
14 project does better -- in some ways does better  
15 than what you had before. And you do that by a  
16 couple of ways. You do that with material,  
17 mass, and where it sits, and also with the  
18 architecture.

19 You know, the mass is what it is because  
20 you've got this many units on the site, and  
21 it's -- you know, the architecture that you've  
22 got, I look at it kind of as -- as you put it,  
23 more of a quiet -- I think it's a sophisticated  
24 canvas that lets the Florida Life and the  
25 Bisbee Building stand in front. And allowing

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1 those entrances to be the entrances without  
2 jazzing them up, I think, is appropriate. And  
3 then turning the volume down on what you've  
4 done with the rest of the street I think is the  
5 way to go. I would not turn the volume up on  
6 everything else.

7 I also agree with the positioning of the  
8 building that you've got and the courtyard. I  
9 think -- I think the courtyard is fine. In  
10 fact, it's a nice variation on the street. I  
11 don't look at it as one building, does it  
12 comply with the City to work it right to the  
13 edge. I don't look at it that way. What have  
14 you done around the entire block? And there's  
15 just one small portion, which I think is  
16 inviting. And it also, I think, more  
17 importantly, it gives the building -- the  
18 Bisbee Building more pronunciation, especially  
19 looking at it from that angle.

20 So I understand your logic and I agree  
21 with your logic and I think it's a good  
22 solution.

23 Thank you.

24 MR. HURST: Thank you.

25 THE CHAIRMAN: Thank you, Mr. Davisson.

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1 Mr. Loretta.

2 BOARD MEMBER LORETTA: Thank you.

3 I'd like to echo many board members  
4 statements.

5 And I would like to ask  
6 Ms. Radcliffe-Meyers -- basically, as stated  
7 and discussed, candidly -- so they are going to  
8 have a waiver for that outdoor courtyard  
9 because as -- your opinion as written in the  
10 code right now, since it doesn't actually have  
11 access directly to the road, that means it's  
12 not really meeting the intent of the -- of our  
13 current outdoor urban space criteria; is that  
14 correct?

15 MS. RADCLIFFE-MEYERS: Board Member  
16 Loretta, through the Chair, so the way that the  
17 ordinance reads is when a nonresidential use at  
18 street level, other than a parking garage, the  
19 front plane of the building or structure shall  
20 be located as follows: On the right-of-way  
21 line, unless on a setback line off the  
22 right-of-way, provided that the intervening  
23 space utilized by the public but maintained as  
24 private realm is developed as urban open space  
25 that expressly activates and addresses the

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1 public realm.

2 So that's why I was saying in the staff  
3 report is that we would need to look at how we  
4 could utilize that space to ensure that it  
5 meets that regulation. So it may not require a  
6 deviation. It's just going to depend on what  
7 they do with that space.

8 BOARD MEMBER LORETTA: Okay. Well, if I  
9 can, really quick, I just want to say that, as  
10 discussed and shown, if it is asking for a  
11 waiver, then I'm in support of that waiver  
12 because this is -- the way this is discussed, I  
13 mean, it's -- really, your intent that you're  
14 getting at is kind of a private, you know,  
15 dining, sit-down area specific for that use.  
16 And as Mr. Davisson just illustrated, it really  
17 defines a creative architectural setback of the  
18 adjacent historic building.

19 So I just wanted to state that if it is  
20 going to need a deviation, I'd be in support of  
21 it and I'm in support of the project.  
22 Appreciate it.

23 MR. HURST: Would it be okay if I address  
24 that?

25 THE CHAIRMAN: Absolutely.

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1 MR. HURST: I might ask Julia to come up  
2 and help me with this one.

3 I believe there's language -- correct me  
4 if I'm wrong, Lori -- in the ordinance that  
5 talks about semi-public or semi-private space,  
6 that it is allowed to be not accessible  
7 directly from the street. We see this as  
8 analogous -- we see this as compliant with that  
9 section of the code because it is publicly  
10 available through the hotel lobby. We're not  
11 restricting access to the public -- to the  
12 space. They just have to come through the  
13 lobby for access control purposes. So we see  
14 it as analogous to an outdoor dining venue  
15 that's on the street in that regard.

16 MS. RADCLIFFE-MEYERS: Correct. Through  
17 the Chair, you're correct. And that would  
18 be -- we would just want to make sure that that  
19 space is activated. And that's the biggest  
20 kicker with this, is that -- with looking at it  
21 right now, it's hard to know what's going on in  
22 that space; is it just landscape? Well, if  
23 it's just that, then it doesn't meet the  
24 criteria as an urban --

25 MR. HURST: Fair enough.

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1 MS. RADCLIFFE-MEYERS: So as long as it's  
2 activated and people can access it, even if  
3 it's from the Bisbee Building, then that's  
4 fine. It meets the definition.

5 MR. HURST: Thank you.

6 THE CHAIRMAN: Thank you.

7 Council Member Ferraro, any comments?

8 COUNCIL MEMBER FERRARO: Thank you.

9 I like what they've done. I like how  
10 you've maintained the existing buildings. I'm  
11 probably the only one here who's not an expert  
12 on these buildings. But as a layperson, just  
13 looking at it, I think you did a wonderful job  
14 merging the new with the old.

15 And I think on the -- the question on the  
16 spaces in the middle there, I think you've  
17 addressed it. I think that would be something  
18 that a lot of people would want to go to, the  
19 way you have it, so I like what you've done  
20 with it.

21 Thank you.

22 THE CHAIRMAN: Thank you for those  
23 comments. Appreciate it.

24 A couple of questions for Mr. Hurst. Are  
25 you planning drop-offs for the apartment or for

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1 to see that they found a way to address some of  
2 the issues that they ran into financially to  
3 make the project work.

4 But I will say that the original -- I had  
5 to go back and pull up some of the submittals  
6 from the original project, and it really was  
7 quite stunning, the use of glazing.

8 And I just wanted to say -- I wanted to  
9 make the comment that, from the board level,  
10 you know, this type of construction -- that  
11 type of construction, especially along a major  
12 avenue, along Laura Street, would be  
13 encouraged, something we would like to see,  
14 but, you know, I don't want to stipulate they  
15 make any changes to get back to that. So  
16 that's -- that's my only comment.

17 THE CHAIRMAN: Thank you, Mr. Harden.

18 I think overall the project is really  
19 nice. You guys always present talented  
20 projects, which I appreciate.

21 There was something dynamic about the  
22 previous submission, and I -- like you, I wish  
23 we didn't have to see it again -- or we didn't  
24 see it the first time so we had something to  
25 compare it to.

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1 the hotel and -- as a part of the entry  
2 process, off the street?

3 MR. HURST: I think that's a TBD item,  
4 quite frankly, if that's okay to say.

5 THE CHAIRMAN: Sure.

6 MR. HURST: I think we're -- at this stage  
7 of the game, we haven't really resolved all  
8 those issues yet.

9 THE CHAIRMAN: Okay.

10 MR. HURST: But there would definitely --  
11 actually, let me revise that. Let me say, yes,  
12 we would have drop-offs. I think the  
13 configuration of that is to be figured out.

14 THE CHAIRMAN: Okay. Was there a comment  
15 from staff on that?

16 MS. RADCLIFFE-MEYERS: I'm sorry, Chairman  
17 Lee. I believe Board Member Harden is on --

18 THE CHAIRMAN: Okay.

19 MS. RADCLIFFE-MEYERS: I just wanted to  
20 let you know that he had joined --

21 THE CHAIRMAN: Yeah. Before I continue,  
22 let me allow Mr. Harden any comments he has.

23 Mr. Harden, do you have any comments?

24 BOARD MEMBER HARDEN: Not particularly. I  
25 mean, I'm in support of the project. I'm glad

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1 And like you said, it is a very austere  
2 approach to the design. And as Mr. Davisson  
3 said, that is a way of allowing the other  
4 buildings to come forward. So I'm sort of in  
5 the middle on this one a little bit.

6 A couple of things to consider as you look  
7 to final is -- you know, even though we've got  
8 a neoclassical building on the corner, we've  
9 got prairie-style buildings on either side.  
10 There was that perspective, that second area  
11 cornice, and now that you've got very tall  
12 buildings, you know, it might be a way of tying  
13 these two in in a modern way of picking that  
14 line back up.

15 (Board Member Allen reenters the  
16 proceedings.)

17 THE CHAIRMAN: And there's something else  
18 about this that makes it feel maybe a little  
19 more austere and a little bit less dynamic,  
20 which is that kind of hard ninth -- nine-story  
21 line that runs across the entire project,  
22 whether you change the materiality or not.

23 So, you know, maybe considering adjusting  
24 that to further enhance, you know, its --  
25 breaking down those big masses --

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1 MR. HURST: Okay.  
 2 THE CHAIRMAN: -- would be a couple of  
 3 thoughts just to consider as you move into  
 4 final. Otherwise, I think I'm excited about  
 5 this in a big way. More units is better in  
 6 some ways for our core, so -- so thank you.  
 7 MR. HURST: Thank you.  
 8 THE CHAIRMAN: Mr. Allen, I'll skip you on  
 9 comments --  
 10 BOARD MEMBER ALLEN: Thank you.  
 11 THE CHAIRMAN: -- since you weren't  
 12 available for the entire presentation.  
 13 If there are no other comments from the  
 14 board -- Mr. Davisson, please.  
 15 BOARD MEMBER DAVISSON: Just a minor  
 16 comment that I forgot to talk about.  
 17 The architecture gets the historical and  
 18 the new -- and this is a personal opinion. And  
 19 it would be when I'm looking at this rendering,  
 20 I see that lid that you've got on top of the  
 21 building. I don't think you need it.  
 22 MR. HURST: On the hotel?  
 23 BOARD MEMBER DAVISSON: Yeah. On the  
 24 corner of Adams Street, that flying  
 25 cantilevered roof, that, to me, is the only  
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1 element that really tries -- that really kind  
 2 of disrupts the composition that you've made.  
 3 MR. HURST: Okay. I'm sorry, I  
 4 misunderstood you. So on the apartment  
 5 building?  
 6 BOARD MEMBER DAVISSON: That (indicating).  
 7 MR. HURST: Understood.  
 8 BOARD MEMBER DAVISSON: It just -- that  
 9 just seems foreign to me, and it also really  
 10 tries to -- you know, we talk about the  
 11 building being subordinate to the historical --  
 12 that's the one element, because that's --  
 13 that's a personal opinion.  
 14 MR. HURST: Okay.  
 15 BOARD MEMBER DAVISSON: That's all.  
 16 Thank you.  
 17 THE CHAIRMAN: Thank you, Mr. Davisson.  
 18 If there are no other comments, I'll ask  
 19 for a motion for approval with the  
 20 recommendation from staff.  
 21 BOARD MEMBER LORETTA: I'll make that  
 22 motion.  
 23 THE CHAIRMAN: We have a motion to approve  
 24 with the recommendations from staff by  
 25 Mr. Loretta.  
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1 BOARD MEMBER SCHILLING: Second.  
 2 THE CHAIRMAN: We have a second from  
 3 Mr. Schilling.  
 4 All those in favor, please say aye.  
 5 BOARD MEMBERS: Aye.  
 6 THE CHAIRMAN: Any opposed?  
 7 BOARD MEMBERS: (No response.)  
 8 THE CHAIRMAN: Thank you, Mr. Hurst.  
 9 MR. HURST: Thank you. Appreciate it.  
 10 THE CHAIRMAN: All right. We'll move on  
 11 to DDRB 2022-002, Furchgott's adaptive reuse,  
 12 conceptual approval.  
 13 Ms. Radcliffe-Meyers, do we have a staff  
 14 report, please?  
 15 MS. RADCLIFFE-MEYERS: Yes. Thank you,  
 16 Chairman Lee.  
 17 All right. So DDRB 2022-002 seeks  
 18 conceptual approval for an adaptive reuse of  
 19 the historic Furchgott's department store  
 20 building located at 128 West Adams Street.  
 21 The building was built in 1941 and  
 22 designed by Marsh & Saxelbye in the Art Deco  
 23 style. The building has been designated a  
 24 local Jacksonville landmark.  
 25 The proposal includes the renovation of  
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1 the building to include 40 one- and two-bedroom  
 2 apartment units on the upper floors; and  
 3 retail, office, and amenity space on the first  
 4 floor; with another amenity space and tenant  
 5 storage in the basement.  
 6 Two new shade trees, along with benches  
 7 and streetlights, will be added to the  
 8 pedestrian realm along Adams Street. In  
 9 addition, new benches and streetlights are also  
 10 proposed to be added to the Hogan Street  
 11 pedestrian realm.  
 12 Based on the foregoing, the Downtown  
 13 Development Review Board staff supports  
 14 conceptual approval of DDRB application  
 15 2022-002.  
 16 This concludes the staff report. Staff is  
 17 available for questions.  
 18 Thank you.  
 19 THE CHAIRMAN: Thank you,  
 20 Ms. Radcliffe-Meyers.  
 21 If we can have the applicant presentation,  
 22 Ms. Robbins.  
 23 (Ms. Robbins approaches the podium.)  
 24 MS. ROBBINS: Good afternoon.  
 25 Brooke Robbins, architect with Robbins  
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1 Design Studio, 40 East Adams Street, Suite 4.  
2 So we're here today presenting the  
3 Furchgott's adaptive reuse. Again, the owner  
4 is Lotus Commercial USA. The owners are here  
5 today, Soo and James Gilvarry as well. And  
6 again, as typical, we use all local design  
7 firms, architecture, engineering and  
8 construction.

9 So again, a little brief history of the  
10 Furchgott's building. It was built in 1941.  
11 It was a -- it is a six-story building. So  
12 there's five stories above grade with one story  
13 below grade. It is basically -- it was a  
14 department store until the mid '80s when it  
15 closed. And the upper floors have never been  
16 renovated. The first floor and the lower level  
17 of the basement have been renovated multiple  
18 times to retail space. There's currently a  
19 restaurant on the first floor and a bar in the  
20 basement.

21 So total it's about 65,000 square feet.  
22 And we are, as mentioned, looking at doing a  
23 mixed use. So the upper floors, between levels  
24 2 and 5, we'll have a combination of one- and  
25 two-bedroom apartments, bringing us up to 40,

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1 so 10 per floor.  
2 The first floor will have a mixed use of  
3 retail, office space, co-work space, and then  
4 the building amenities for the apartment  
5 building upstairs. And the lower level will be  
6 a combination of building facilities, spaces,  
7 mechanical/electrical rooms, those sorts of  
8 things. And then also one feature we're  
9 offering is tenant storage, kind of to the --  
10 cage storage in the basement, something that a  
11 lot of the other apartments downtown don't  
12 offer at this point.

13 So to locate us, we're just down the  
14 street from the previous project that was  
15 presented so we're at the corner of Adams and  
16 Hogan Street.

17 Again, this is kind of looking -- from the  
18 north, looking south, where you can see our  
19 building there at the corner.

20 Just giving a location of the neighbors.  
21 So this is -- on the south side, on Forsyth  
22 Street, facing north, so our building is kind  
23 of the upper left there. And then this is  
24 looking across Hogan Street, to the west. And,  
25 again, looking at the Ed Ball Building, the

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1 northwest corner of the intersection.  
2 And as you can see in all these pictures,  
3 we have the Skyway right overhead running up  
4 Hogan Street, so --

5 So, again, looking directly across the  
6 building -- and this is the northeast corner of  
7 the intersection of Adams and Hogan Street.  
8 And then facing south. So our building is  
9 there on the right and then you have the  
10 adjacent -- surrounding the property you have  
11 multiple historic buildings. So this one, you  
12 have the Barnett building, the Schultz  
13 building, and the professional building, and  
14 then the Furchgott's building there.

15 Again, existing elevations. The existing  
16 facade is a combination of stucco and limestone  
17 and granite. And the first floor -- the upper  
18 floors have not been changed much. There's  
19 some repair that needs to be done. The first  
20 floor was modified. The storefront canopy was  
21 removed over time, so we are -- you'll see when  
22 we get to the next slides -- proposing to  
23 restore it back.

24 This is the west facade (indicating). So  
25 this faces the Skyway. So, again, the upper

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1 apartments and then the retail storefront along  
2 Hogan Street.

3 The east elevation, we have a little  
4 sliver. We have kind of one story plus a  
5 mezzanine that we own as part of our building  
6 that abuts the adjacent building, and then we  
7 do have a little sliver between the Furchgott's  
8 building and the professional building next  
9 door, which will allow us to add additional  
10 windows for the apartments along that facade of  
11 the building.

12 And then the south, we -- we don't have  
13 much. We are bound by the adjacent building,  
14 so really it's the top parapet where we have  
15 the elevator and the (inaudible) and the stair.

16 So, again, just pictures of the  
17 streetscape. Hogan Street facing north, just  
18 kind of as you walk up the street, and then  
19 facing south as well. It's kind of 50/50.  
20 Part of it has been -- has the pavers and the  
21 concrete, the City standard, and then the other  
22 part has not been done.

23 And then Adams Street looking towards our  
24 building facing west and then facing east, so  
25 you can see our building on the corner.

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1 So, again, this is the new proposed first  
2 floor (indicating). So the primary entrance  
3 will be off of Adams Street, as it is  
4 traditionally, coming in, and then you have  
5 three retail suites that kind of wrap the  
6 corner of Adams and Hogan, and then we have the  
7 co-work space, and then the back, kind of  
8 residential entry.

9 We are -- there is an entry off of Hogan  
10 Street presently, so we're reworking that to  
11 create a secondary entrance for the apartments.  
12 So, you know, in the evening and after hours,  
13 it's kind of separated from the commercial side  
14 of the property.

15 So, again, as Lori mentioned, going along  
16 Adams Street, we are tying in to the existing  
17 streetscape that's been done to the east of our  
18 building. So continuing the City standard  
19 pavers and the concrete pavement design,  
20 including the amenities, the streetlights, the  
21 bike racks, the trees, the benches, and all of  
22 that.

23 We do have -- the entry to the building  
24 has the existing terrazzo with the Furchgott's  
25 logo. So we are going to repair that and

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1 code, the new storefront to go in.

2 And then we are proposing --  
3 traditionally, there was a canopy that wrapped  
4 to the corner of Adams and Hogan and went down  
5 Hogan Street. So we are proposing to put that  
6 back in as well.

7 And then we do have, on the bottom left  
8 there -- the building currently only has one  
9 stair inside, so we are adding a secondary  
10 egress within the building. So that's where it  
11 will exit out through that little sliver, the  
12 one-and-a-half-level floor that we have there.

13 The Hogan Street, again, upper floors,  
14 repairing and restoring. And then the first  
15 floor you'll get that canopy (inaudible) down  
16 the entire side to provide some shade coverage.

17 And then, as typical, once we have tenants  
18 that come on board, we'll come back for signage  
19 approval for those, once we have, you know,  
20 their design ideas.

21 The west -- or the east facade, I'm sorry.  
22 So this is the elevation, the small sliver  
23 between the two buildings. So we have a  
24 handful of existing windows and then we are  
25 cutting in some new kind of compatible but

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1 restore that. So that will remain for the  
2 property.

3 Hogan Street, again, updating the portion  
4 that has not been done to tie into the existing  
5 pavers and such. And what we're seeing with  
6 this, with the retail, (inaudible) on that side  
7 of the (inaudible), so it -- a pretty wide  
8 sidewalk there, down Hogan Street, so that  
9 could have the potential for outdoor dining,  
10 depending on the tenants that take -- take the  
11 retail space.

12 And then we are marking kind of on the  
13 south side of the building, just the top of the  
14 page, the new -- that new residential entry  
15 into the building.

16 So our new elevations -- as mentioned, we  
17 are restoring it back, the -- going back to the  
18 historic photographs of -- the entry with the  
19 Furchgott's logo right over the door.

20 The upper floors, 2 through 5, we are  
21 preparing the windows. We'll reglaze, clean  
22 them up, and also repair and touch up the  
23 stucco.

24 On the first floor we will replace all of  
25 the storefront, bring it up -- bring it up to

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1 smaller openings to achieve the window  
2 requirement. Bedrooms will be (inaudible) so  
3 everyone has a view.

4 And then the south facade is just repair  
5 the stucco up high.

6 And the final view of the corner of Adams  
7 and Hogan with the restoration of the front  
8 signage and the canopy view.

9 Any questions?

10 THE CHAIRMAN: Thank you, Ms. Robbins.  
11 Appreciate that.

12 Ms. Mezini, do we have any public  
13 comments, either speaker cards or online?

14 MS. MEZINI: No public comment.

15 THE CHAIRMAN: Thank you.

16 We'll start with Mr. Loretta this time.

17 BOARD MEMBER LORETTA: Really cool  
18 project, great renovation. Wish you great  
19 luck.

20 If anything, the only thing I do see that  
21 you could explore is the retail, Suite C, just  
22 making sure it's got ADA accessibility and how  
23 you're going to handle that would be my only  
24 concern, but I'll let that be. I wish you  
25 luck.

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1 MS. ROBBINS: May I answer his question?  
 2 THE CHAIRMAN: Yes, please.  
 3 MS. ROBBINS: So we do have a slope as you  
 4 go down Hogan Street. So the high point is at  
 5 the corner of Adams and then it slopes in  
 6 towards the river. So the new entrance that's  
 7 going back there, it does show stairs, but we  
 8 will have an ADA lift that will provide the  
 9 accessibility to get you up those stairs as  
 10 well, because the front entrance, while it  
 11 looks like it's on grade with the historic  
 12 logo, it does not quite meet our ADA compliance  
 13 for the slope.  
 14 THE CHAIRMAN: Thank you.  
 15 Mr. Davisson.  
 16 BOARD MEMBER DAVISSON: Great job. No  
 17 further comments. Good luck.  
 18 THE CHAIRMAN: Thank you, Mr. Davisson.  
 19 Ms. Durden.  
 20 BOARD MEMBER DURDEN: Thank you. Great  
 21 job. Great job.  
 22 I wanted to express a couple of things. I  
 23 really like the fact that you are talking about  
 24 the surfaces along Hogan, especially in the  
 25 pedestrian and the amenity area there.

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1 I really like the corner. I know that --  
 2 you know, to me, this kind of harkens back from  
 3 my fellow board members to my comment about the  
 4 earlier corner, you know, on Laura and Adams.  
 5 Somehow this corner just seems a whole lot more  
 6 inviting. Maybe it's because it's already  
 7 there and it's easier for you to work with, but  
 8 it -- it attracts people and it's inviting and  
 9 engaging. And I want to give you, you know,  
 10 the highest marks for all the effort and your  
 11 company being faithful to the historic aspects  
 12 of the project, so -- I wish we could see more  
 13 like this.  
 14 Thank you.  
 15 THE CHAIRMAN: Thank you, Ms. Durden.  
 16 Mr. Allen.  
 17 BOARD MEMBER ALLEN: Thank you.  
 18 Great job. The whole design team and --  
 19 it's great to see this building coming back to  
 20 life.  
 21 Thank you.  
 22 THE CHAIRMAN: Thank you, Mr. Allen.  
 23 Mr. Brockelman.  
 24 BOARD MEMBER BROCKELMAN: Thank you,  
 25 Mr. Chairman.

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1 Nothing really else to add. I will say,  
 2 Soo, when we met about a year ago -- and this  
 3 was just an aspiration. One thing that stuck  
 4 out to me was your interest and your passion  
 5 for downtown, so I wish you and James a lot of  
 6 success on this project and hope that this is  
 7 just the first of several that you'll pursue.  
 8 THE CHAIRMAN: Thank you, Mr. Brockelman.  
 9 Mr. Schilling.  
 10 BOARD MEMBER SCHILLING: Thank you,  
 11 Mr. Chairman.  
 12 It looks great. Thank you. And no  
 13 further comment.  
 14 THE CHAIRMAN: Thank you, Mr. Shilling.  
 15 Mr. Jones.  
 16 BOARD MEMBER JONES: This is awesome.  
 17 There's a lot of good memories in this  
 18 building. If anyone went to the Milk Bar, this  
 19 is where it was at. Lots of shows there. So,  
 20 I mean, I would encourage you particularly to  
 21 try to work with the Historic Society to find  
 22 images. I could see the first floor being a  
 23 history of Furchgott's all the way through Limp  
 24 Bizkit through Da Real Ting Cafe. It's really  
 25 awesome here.

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1 And I think -- just to -- I believe this  
 2 is where the Hogan's Creek -- I'm sorry, the  
 3 Hogan's cycle track is going to be at. So if  
 4 the protected cycle track is deployed here by  
 5 the City, I mean, it's a perfect place to  
 6 create a little mobility hub with bike share  
 7 and other kind of mobility stations at that  
 8 corner to really activate that.  
 9 So really excited to see this building  
 10 come alive.  
 11 THE CHAIRMAN: Thank you, Mr. Jones.  
 12 Mr. Harden, do you have any comments?  
 13 BOARD MEMBER HARDEN: No. No, thank you.  
 14 THE CHAIRMAN: Thank you.  
 15 Council Member Ferraro, do you have any  
 16 comments?  
 17 COUNCIL MEMBER FERRARO: No. Thank you.  
 18 THE CHAIRMAN: Okay. I also think it's  
 19 wonderful to see this project come back to  
 20 life, so I appreciate all of the hard work.  
 21 Thank you. No further comments from me.  
 22 MS. ROBBINS: Thank you.  
 23 THE CHAIRMAN: If there are no other  
 24 comments, I'll take a motion.  
 25 BOARD MEMBER BROCKELMAN: I'll move

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1 approval.

2 THE CHAIRMAN: A motion for approval

3 from --

4 BOARD MEMBER DURDEN: Second.

5 THE CHAIRMAN: -- Mr. Brockelman and a

6 second from Ms. Durden for conceptual approval

7 of DDRB 2022-002.

8 All those in favor, please say aye.

9 BOARD MEMBERS: Aye.

10 THE CHAIRMAN: Any opposed?

11 BOARD MEMBERS: (No response.)

12 THE CHAIRMAN: Great.

13 Thank you, Ms. Robbins.

14 MS. ROBBINS: Thank you.

15 THE CHAIRMAN: We'll keep moving. We'll

16 move to DDRB 2021-019, 1037 Hendricks, final

17 approval.

18 MS. TRIMMER: Mr. Chairman, Mr. Stevens,

19 the principal, had to run to a meeting. Could

20 we possibly do Vestcor and give him the chance

21 to get back?

22 THE CHAIRMAN: Okay. Ms. Trimmer, would

23 you mind coming to the podium and making that

24 request for the record, please?

25 (Ms. Trimmer approaches the podium.)

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1 THE CHAIRMAN: Thank you.

2 MS. TRIMMER: Cyndy Trimmer, on behalf of

3 the applicant.

4 He had to run across the street for a

5 meeting real quick. He's coming back and asked

6 if there was any way that we could kick him to

7 the end.

8 THE CHAIRMAN: Okay.

9 MS. TRIMMER: Thank you.

10 THE CHAIRMAN: Thank you.

11 I'll go ahead and approve that request,

12 change in the agenda. So we'll move directly

13 into DDRB 2021-019 -- excuse me -- -017, Lofts

14 at Cathedral, multifamily conceptual approval.

15 If we could, Ms. Radcliffe-Meyers, have a

16 staff report.

17 MS. RADCLIFFE-MEYERS: Yes. Thank you,

18 Chairman Lee.

19 So DDRB application 2021-017 seeks

20 conceptual approval for the construction of a

21 mixed-use/income community consisting of two

22 residential buildings totaling 121 units. The

23 project includes the Florence Davis YWCA

24 building, originally constructed in 1949. The

25 three-story, 45,000-square-foot YWCA building

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1 was awarded local landmark status in June of

2 2017 and the developer is working with HPC on

3 the restoration of this building, which will be

4 redeveloped into 29 multifamily units. The new

5 construction consists of a five-story

6 residential complex that will house 92 units,

7 which will include studios, one- and

8 two-bedroom units.

9 The project was presented to DDRB on

10 November 10, 2021. No vote was taken on the

11 project and it was deferred to a later date.

12 The board provided comments and most members

13 felt the overall design was underwhelming and

14 that it did not respect the historic YWCA or

15 the Cathedral District design guidelines.

16 Additional concerns included the lack of

17 entrances to the new building along the

18 pedestrian realm and the connection between the

19 historic building and the new development.

20 The Vestcor development team met with DIA

21 staff on November 19, 2021, for a working

22 meeting to address the board's concerns. At

23 the working meeting, the Vestcor development

24 team and DIA staff reviewed precedent images

25 and discussed how to enhance the building

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1 facades, including enhancements such as faux

2 balconies, window treatments, cornices,

3 additional bump-outs, recessed bays, and

4 emphasizing the brickwork and limestone bays to

5 pay reverence to the historic YWCA and to be in

6 line with the Cathedral District design

7 guidelines.

8 As seen here in the new elevation

9 rendering, the development team worked to bring

10 in the additional details discussed, creating a

11 dynamic facade that has articulation, changes

12 in the materials and colors, projections,

13 setbacks, cornices, faux balconies, columns,

14 and brickwork which mimics the historic YWCA.

15 The large limestone bays, which also pays

16 reverence to the Cathedral District and the

17 historic YWCA, adds to the urban character of

18 the building, and the addition of awnings

19 really provides a downtown vibe. All of these

20 architectural features create interest, provide

21 shadow relief, and help to define distinct

22 modules of the building.

23 To address the concerns regarding the

24 pedestrian connection to the new building,

25 discussions at the working meeting focused on

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1 the removal of the lower level parking spaces  
2 at the corner of Duval and Liberty Street to  
3 create a two-story amenity space. With this  
4 one change, the developer was able to add two  
5 new entrances to the building, providing the  
6 connection and activation to and from the  
7 pedestrian realm to the new building that was  
8 requested.

9 Having these entrances on both Duval and  
10 Liberty Streets provides pedestrian engagement,  
11 visual connection to the pedestrian realm, and  
12 enhances the overall aesthetics of the  
13 building.

14 One of the other issues on site -- to  
15 ensure that the project meets code, the  
16 developer will be redoing the pedestrian realm  
17 around the development. As seen in these  
18 images, the current conditions along some of  
19 the walkways are subpar.

20 The developer will be widening the  
21 pedestrian zone around the development. And as  
22 shown on the plans, there will be a  
23 13-foot-wide sidewalk along Duval Street, an  
24 8-foot sidewalk along Liberty Street, and a  
25 7-foot sidewalk along Church Street, all with

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1 the addition of new shade trees, benches, trash  
2 receptacles, and streetlights.

3 Based on the provided information, the  
4 Downtown Development Review Board staff  
5 recommends conceptual approval of DDRB  
6 application 2021-017 with the following  
7 recommendations: At final review, the  
8 developer shall submit findings that support  
9 the request for a deviation from Section  
10 656.361.6.2(A)(2) to allow for the residential  
11 units of the five-story building to be raised  
12 more than the allowed 6 feet above the sidewalk  
13 public realm, and that they will provide a  
14 shade study which shows the pedestrian realm  
15 meets the 40 percent shade coverage  
16 requirement.

17 That concludes the staff report and staff  
18 is available for questions.

19 Thank you.

20 THE CHAIRMAN: Thank you,  
21 Ms. Radcliffe-Meyers.

22 Could we have an applicant presentation?  
23 (Ms. Trimmer approaches the podium.)

24 THE CHAIRMAN: Ms. Trimmer.

25 MS. TRIMMER: Thank you so much.

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1 Cyndy Trimmer, 1 Independent Drive, Suite  
2 1200, on behalf of the applicant.

3 I have with me today Steve Moore and Ryan  
4 Hoover with Vestcor. I also have (inaudible)  
5 with Group 4, who are the architects for the  
6 project.

7 And everybody was listening in last time  
8 because -- we've had a lot of opportunity to  
9 meet and confer since we got feedback on the  
10 first realm, so we're hoping that we are much  
11 closer to the mark than we were when we were in  
12 front of you in November.

13 Working through -- we can skip over to  
14 Page 6. Perfect. Thank you.

15 Starting at the northwest corner of the  
16 site -- and I've handed out a couple of  
17 supplementary handouts in the slides at the  
18 back that we can look at.

19 The existing streetscape that we have  
20 along Church -- so this is the facade and the  
21 frontage -- I should say frontage, not facade.  
22 There is no facade on this site -- that faces  
23 the townhomes. And the condition you have  
24 today is a black wrought-iron fence with some  
25 landscaping and then basically surface parking,

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1 outdoor space.

2 We are going to, on this side, enhance the  
3 landscaping, create new fencing that has the  
4 brick, the wrought iron, and then all of the  
5 other requirements to screen surface parking  
6 that are provided in code.

7 Moving around to the -- no. Stay. Thank  
8 you.

9 Moving along to the eastern frontage of  
10 the site on Liberty, we have used this  
11 opportunity to try to create the more urban  
12 experience. We've pulled out the landscape  
13 islands so that we can put appropriate shade  
14 trees along this frontage, incorporate some  
15 on-street parking. And then as we get to the  
16 elevations and renderings, you will see what  
17 we've really done to activate this main corner  
18 at Liberty and Duval.

19 Coming around to the Duval frontage side  
20 of it, this is where we've got the great  
21 opportunity to really create the streetscape  
22 experience. And we've got 13 feet to work with  
23 to do the full amenity area, the pedestrian  
24 clear zone at the maximum of 8 feet required  
25 with the great landscaping. You will see the

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1 other activity again on that street frontage.  
2 If we can move to page -- you can skip  
3 through the others, kind of -- but showing the  
4 building in reference to the others.

5 Page 9 has the typical floor plan. You  
6 can see the activity we brought into the  
7 bottom.

8 If we can stop on 10. Thank you so much.  
9 Perfect.

10 So there was a lot of questions about  
11 pedestrian access, the vehicular access that we  
12 have on site. And this slide really shows the  
13 opportunity that we have on the eastern  
14 frontage, coming in off of Liberty, with the  
15 slope in the topography. You will come in off  
16 of this frontage, and this accesses the lower  
17 level garage space parking.

18 Off the Duval side, we have an additional  
19 entrance for the parking area. And then we now  
20 have the pedestrian access into the historic  
21 YWCA building. We have a new entrance at the  
22 frontage on Duval and a new entrance on the  
23 Liberty Street side.

24 Next page, please. If you could pause  
25 here for a minute.

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1 So we talked a lot at the last meeting  
2 about the Cathedral District and what is the  
3 character of the Cathedral District and the  
4 buildings that we have there. And we really  
5 have spent a lot of time looking at what are  
6 kind of those keystone structures that we have.  
7 Obviously, the most immediate example is the  
8 YWCA building that is immediately next door to  
9 the new construction and integrated into this  
10 site.

11 This building was done in 1911 and --  
12 formerly the YWCA and then Community  
13 Connections headquarters. Looking at the  
14 elements of this building is what we started to  
15 see from other ones in the district. You've  
16 got this limestone base, this lighter stone  
17 base that comes the whole way up through the  
18 first floor, so above the windows, above the  
19 doors. You have these beautiful architectural  
20 elements in terms of the stone in the  
21 buildings, the columns that you heard  
22 Ms. Radcliffe-Meyers reference, the  
23 architectural cornices and those design  
24 elements and features along the top of those,  
25 really creating that beautiful facade.

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1 With the new design that we'll go through  
2 in more detail when we get to the elevations,  
3 we've incorporated that kind of package in  
4 terms of bringing that limestone up above the  
5 first floor, running that brick up higher onto  
6 the building, pulling the cornices over, and  
7 then from some of the other buildings, looking  
8 at those design elements, like the faux  
9 balconies, things that will add additional  
10 relief to the facade and more movement and  
11 activity.

12 If we can move to the next.

13 Other kind of landmark structures in the  
14 district that we took inspiration from  
15 (indicating). The original first public high  
16 school -- so this was High School Number 1 that  
17 was done in 1907. And you have a lot of these  
18 features. Again, we have a lighter stone  
19 coming up through the first floor, stone across  
20 the majority of the facade and then at the roof  
21 elements where these columns that extend with  
22 the vertical elements and in the cornices and  
23 the ornamentation.

24 Next page.

25 We also have the old police headquarters

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1 from 1926. Again, you have that combination of  
2 the lighter stone elements and brick and the  
3 ornamentation along the roof with those  
4 cornices.

5 So what have we taken away, what have we  
6 done with them? Let's go ahead move to the  
7 next page, which I -- perfect. There we go.

8 So what you see on this, starting at the  
9 southwest corner, which is the corner of Duval  
10 and Liberty, this is where we had the ground  
11 floor parking and the grades that kind of ran  
12 across the frontage. And we got a lot of  
13 feedback about the fact that this is a main  
14 intersection, we want to see something here, we  
15 want it dynamic, we want activity. So we've  
16 completely reprogrammed that corner, gave up  
17 the parking spaces that were available there,  
18 and have brought this amenity space down so  
19 that now you're going to have this transparent  
20 street front, you're going to have building  
21 entrances, we have awnings, we've created that  
22 experience we want for the more urban setting  
23 so that that corner really is activated.

24 And then you can start to see from this  
25 elevation how we've pulled those brick elements

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1 further up into the structure, we've run them  
2 up to the roof in some places, we've  
3 incorporated the faux balconies in the areas  
4 where we have the brick. And you will see in  
5 better detail on the rendering that we've used  
6 these periods where we have the brick to run  
7 those vertical elements and pull the columns  
8 that we got as the inspiration from some of  
9 those other landmark structures that have the  
10 ornamentation on top and then carries forward  
11 and ties into the YWCA building.

12 Next page.

13 This is the view of the interior that's  
14 going to face the YWCA building. If we go to  
15 the next, it will be the Church Street side.

16 So looking at these two facades, they are  
17 a little less ornamentated [sic]. Ornament- --  
18 is that a word? The Church and -- or the  
19 Liberty and Duval Street sides, but on these we  
20 do have the various cementitious panel, we have  
21 the different scoring, the different colors,  
22 all appropriate for the Cathedral District.

23 Moving over to the Liberty Street side on  
24 the next page, this is where we have kind of  
25 the mirror image of the Duval side. We have

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1 that new corner, we have a new entrance with  
2 the awning running across, and the brick pulled  
3 up the entire way with the ornamentation at the  
4 roof line on this side.

5 If we can go to the next.

6 So this shows the new experience that  
7 we've created at the corner. And you see this  
8 beautiful, now, which is no longer just looking  
9 at the parking. We have the amenity space  
10 here, wraps the corner. We've built in the  
11 awnings. This is the type of ground floor  
12 experience we expect to see, we want to see.

13 Moving around the building, so this is the  
14 pedestrian experience at the new building,  
15 coming down Duval, wrapping around the corner.

16 Page.

17 Just kind of wrapping around, working  
18 ground the structure.

19 Page.

20 This is the Liberty Street experience.

21 And then the next slide, if we could pause  
22 here, shows the Church Street side.

23 Now, we've had a lot of discussion off  
24 line and then we had the opportunity to work  
25 with the Cathedral District in the last week

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1 leading up to here to talk about what were  
2 their concerns, how did we do in terms of  
3 grading our work.

4 And, obviously, I'll let anybody that's  
5 here to speak, speak for themselves, but the  
6 feedback we got was generally they appreciated  
7 the updates being made to the building and the  
8 ornaments that were incorporated. Still would  
9 have preferred a completely different design  
10 where we put all the parking underground, took  
11 a level off, allocated it differently around  
12 the site. Not something that we're in a  
13 position here to do, to go back to the drawing  
14 board and completely redesign and engineer the  
15 site at this point.

16 But I do want to take a second with the  
17 discussion that we're having around the  
18 conditions that were circulated, proposing that  
19 we put a minimum of 50 percent of the parking  
20 underground.

21 Now, obviously, with unlimited funds,  
22 anything is possible and it's something we  
23 would say we're absolutely willing to continue  
24 to explore with staff between now and when we  
25 come back with the final. This is an

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1 affordable multifamily product; it operates on  
2 slim margins. I can't commit to redesigning  
3 the whole project here today. I only got that  
4 condition yesterday.

5 But I do want to be careful, as part of  
6 this narrative, and -- if you'll go to the next  
7 slide.

8 I passed out for everybody the new parking  
9 regulations for the Downtown Overlay because  
10 I -- I want to be careful and I don't want the  
11 narrative to get out there that you're not  
12 allowed to have surface parking for multifamily  
13 in downtown. We absolutely prioritized making  
14 sure that all the existing surface parking is  
15 brought up to code. And there's a deadline to  
16 do that.

17 We have definitely made sure that new  
18 commercial that's being built -- anything other  
19 than multifamily or residential -- is wrapping  
20 that parking interior to the structure. But if  
21 you see the highlighted provision that we've  
22 handed out to you, the residential was carved  
23 out separately. And we did contemplate, when  
24 you were drafting the new code, that new  
25 residential could have surface parking.

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1 We definitely want it to be screened  
2 appropriately, and we have regulations in place  
3 for that. And if you move to the next slide,  
4 the second page that I handed out, there's very  
5 detailed regulations outlining what you have to  
6 do to screen surface parking.

7 So when we come through with the full  
8 landscape plan -- and we're working with staff  
9 between now and final -- we will absolutely  
10 make sure that that side is appropriately  
11 landscaped and compliant with code. We're not  
12 seeking any deviations from that side.

13 And then I wanted to just very quickly  
14 kind of run through to make sure we all  
15 understand the situation that we're operating  
16 with today, if you just kind of go through the  
17 next couple of pages just slowly.

18 So this is the existing Community  
19 Connections building. We have the landmark  
20 structure that they have taken on the  
21 responsibility for preserving and doing this  
22 adaptive reuse so that we have that in the  
23 district and it stays here.

24 The rest of the existing Community  
25 Connections building really is a lot of surface

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1 the district. It is next to historic buildings  
2 that have been there forever that have this  
3 beautiful architecture that we want to honor  
4 and be compatible with.

5 So I also just wanted to show that we --  
6 we did look at those and kind of took  
7 inspiration from something that was already  
8 deemed to be appropriate for the district. And  
9 this project in and of itself does have the  
10 ground floor parking. It's got the same kind  
11 of topography and stuff. We have that going  
12 on. So part of it is underground, but the  
13 second floor, their parking really is all above  
14 grade. And then you can kind of see how this  
15 worked in with the surrounding buildings. I  
16 think most of the board (inaudible). You were  
17 all here for that.

18 So with that, I will pause and be  
19 available for questions. But as I said, I do  
20 have the owners and the design team with me,  
21 and we look forward to your feedback.

22 THE CHAIRMAN: Thank you, Ms. Trimmer.

23 Ms. Mezini, are there any public comments,  
24 either in person or speaker cards on online?

25 MS. MEZINI: Yes. Wiatt Bowers online has

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1 parking. And it wasn't an urban design  
2 building. We definitely want to improve upon  
3 the existing condition, but we don't want the  
4 suggestion that somehow we're materially  
5 changing this block or the character of the  
6 area with what's being proposed today.

7 And if we could just very quickly go  
8 through the streetscape that exists on that  
9 site today.

10 This is the condition in terms of what the  
11 townhomes are looking at from their residences  
12 today. And I understand from speaking with  
13 them that they are ground floor parking, second  
14 and third floor residences. So there's  
15 definitely sensitivity there and that's what  
16 that landscape is intended to address, but this  
17 is the existing condition of those blocks  
18 today.

19 Also, when we were looking for inspiration  
20 and guidance in terms of what we should be  
21 doing, what's appropriate for the district, one  
22 of the things that was suggested was to look at  
23 Ashley Square. That was the first project that  
24 came through under the new Downtown Overlay  
25 after that was adopted in 2019. It is within

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1 his hand raised.

2 Mr. Bowers.

3 ZOOM MEMBER: Great. Can you hear me?

4 MS. MEZINI: Yes.

5 ZOOM MEMBER: All right. Great. Thank  
6 you, guys.

7 Wiatt Bowers, 303 East Church Street.

8 I was there in person at the meeting, but  
9 I had to get back to the office when you  
10 changed the agenda around.

11 So, again, 303 Church Street. I live in  
12 the Parks at the Cathedral, across the street  
13 from this project.

14 I have spoken with the development team a  
15 few times, as well as some of the people from  
16 the Cathedral District.

17 In general -- I've also made comments  
18 previously. In general, I think this project  
19 is a significantly better submittal now than it  
20 was previously. I appreciate the additional  
21 use of brick, as well as the concrete or  
22 concrete (inaudible) at the ground floor.

23 I would question, in terms of the brick,  
24 for example, the color of the brick at the YWCA  
25 building is substantially different than the

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1 color of the brick in the Parks at the  
 2 Cathedral buildings. And just for  
 3 clarification, as to which -- which brick  
 4 they're trying to mimic as much as possible  
 5 would be nice.  
 6 And then there was mention of the parking.  
 7 Yes, I would appreciate it if there was no  
 8 surface parking. But as noted, there's a lot  
 9 of surface parking area there today. And as  
 10 long as it's appropriately screened, I believe  
 11 my Parks neighbors would be okay. Again,  
 12 while -- we all have garages, we also have  
 13 driveways and surface area in our complex  
 14 that's interior to the development.  
 15 And, finally, a note that, in removing the  
 16 parking spaces at the corner, it looks like you  
 17 have replaced that (inaudible) with angled  
 18 parking on Liberty Street. I do have a little  
 19 bit of concern with that in that there's a  
 20 potential project coming down the pike to maybe  
 21 do a road diet on Liberty Street. I know Cyndy  
 22 is looking at that. And so it might be  
 23 interesting, if that were to happen, whether  
 24 parallel parking might be more appropriate and  
 25 whether y'all would consider that.

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1 best of my knowledge, they are the only  
 2 owner-occupied residential buildings downtown.  
 3 And the -- having them look -- everybody who is  
 4 on the Church Street side, having them look at  
 5 a massive surface parking lot that's over one  
 6 hundred places -- spaces is an affront.  
 7 It's -- it means that you don't care who your  
 8 neighbor is and that you're -- and that you are  
 9 involved with a neighborhood. So if -- we  
 10 would really like to know if there's any  
 11 possibility that they -- that could be  
 12 rethought.

13 I'm -- I mean, I'm obviously not an  
 14 architect. But if you were to take the surface  
 15 parking and put it underground, similarly to  
 16 what happened at Ashley Square, you could take  
 17 a fifth story and put it down on the ground for  
 18 the apartments and do a perimeter all around  
 19 the building. So that's issue number two.

20 And issue number three is the connectivity  
 21 to the Y. We're still not clear exactly how  
 22 you're going to connect the Y with the new  
 23 structure. And that's not particularly  
 24 forthcoming when you look at the plans. So if  
 25 somebody could elaborate on that, that would be

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1 Thank you very much. That's it for my  
 2 comments.  
 3 THE CHAIRMAN: Thank you.  
 4 Ms. Mezini, any other comments?  
 5 MS. MEZINI: I do not see any hands  
 6 raised.  
 7 ZOOM MEMBER: This is Ginny Myrick, and I  
 8 had my hand up.  
 9 MS. MEZINI: I apologize. Go ahead.  
 10 MS. MYRICK: Okay. Thank you.  
 11 We do appreciate the improvements. I  
 12 mean, they're -- they're certainly -- they're  
 13 nice and (inaudible). I have to say that.  
 14 But we still have some real serious  
 15 concerns about the massing. It's such a  
 16 massive building that it dwarfs the Y and it  
 17 dwarfs St. John's Cathedral. So that's -- that  
 18 is an issue with what we've talked about.  
 19 But more than anything else, this is  
 20 surface parking. The surface parking is on the  
 21 side, on the Church Street side that faces the  
 22 Parks at the Cathedral.  
 23 Now, you need to understand who they are.  
 24 In 2000, St. John's Cathedral gave the land to  
 25 build that [sic] residential units. To the

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1 very helpful.  
 2 Thank you.  
 3 THE CHAIRMAN: Thank you.  
 4 And please state your name and address for  
 5 the record.  
 6 MS. MYRICK: I'm Ginny Myrick and I'm the  
 7 CEO of Cathedral District Jax, Inc.  
 8 THE CHAIRMAN: And your address, please.  
 9 MS. MYRICK: 1446-1A Hendricks Avenue,  
 10 32207.  
 11 THE CHAIRMAN: Thank you.  
 12 Ms. Mezini, any other comments?  
 13 MS. MEZINI: We have Kate Moorehead with  
 14 her hand raised.  
 15 THE CHAIRMAN: Thank you.  
 16 Please state your name and address for the  
 17 record.  
 18 REVEREND MOOREHEAD: My name is Reverend  
 19 Kate Moorehead and I'm the dean of St. John's  
 20 Cathedral at 256 East Church Street,  
 21 Jacksonville.  
 22 And I just want to echo Ginny Myrick's  
 23 comments, but also say a couple more additions.  
 24 As you know, this is one of the new  
 25 projects initiated in the Cathedral District

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1 and it will set a precedent for other projects  
 2 to come.  
 3 Half of our land in our district are  
 4 surface parking lots, so I really want to  
 5 stress that another surface parking lot that is  
 6 visible to the street does not help us in our  
 7 efforts to create a residential community  
 8 neighborhood that is comfortable for its  
 9 residents.  
 10 I also want to highlight the fact that our  
 11 \$24 million Cathedral campus next door really  
 12 calls out for a kind of integrity of  
 13 architecture that this does not reflect.  
 14 I really appreciate Vestcor's efforts, but  
 15 I think we could do workforce housing that has  
 16 a lot more beauty to it. We do hope to make  
 17 this district, again, into a beautiful  
 18 residential neighborhood for people that work  
 19 downtown and we're striving for something that  
 20 has a lot more integrity than what we see this  
 21 far.  
 22 This project still looks very similar to  
 23 other Vestcor projects, including your storage  
 24 unit facilities, and really would like  
 25 something that has a bit more beauty to it.

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1 Thank you.  
 2 THE CHAIRMAN: Thank you for those  
 3 comments.  
 4 Ms. Mezini, any other public comments?  
 5 MS. MEZINI: I do not see additional  
 6 hands.  
 7 THE CHAIRMAN: Thank you.  
 8 We'll move on to board comments and we'll  
 9 start with Mr. Jones.  
 10 BOARD MEMBER JONES: Thank you, Chair.  
 11 Again, I think given that this is a -- you  
 12 know, an affordable -- it's really important to  
 13 balance the (off microphone) --  
 14 I'm sorry, I was going to say, it's very  
 15 important to balance, you know, design needs  
 16 with the cost in this. And I think it's  
 17 important that we do make affordable and  
 18 inclusive housing opportunities, workforce  
 19 housing opportunities.  
 20 I would agree with Mr. Bowers' comments  
 21 about making sure that we can match the brick  
 22 as best as possible, and the extent that we can  
 23 screen surface parking -- I mean, the reality  
 24 is, is that, even for affordable units, people  
 25 are still driving here, so I think we do have

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1 to be realistic in terms of parking  
 2 requirements and the needs for apartment units,  
 3 but I think it's -- it's definitely heading in  
 4 the right direction and I think I can support  
 5 this for conceptual.  
 6 THE CHAIRMAN: Thank you, Mr. Jones.  
 7 Mr. Schilling.  
 8 BOARD MEMBER SCHILLING: Thank you,  
 9 Mr. Chairman.  
 10 And I was going to ask Ms. Trimmer -- if I  
 11 could, through the Chair, a couple of questions  
 12 for Ms. Trimmer.  
 13 I just want to make sure I'm following  
 14 this as far as the parking. So from Liberty  
 15 Street, the driveway that is the access point  
 16 goes to the lower level parking. And then to  
 17 get to the -- to the upper level -- or  
 18 basically what we're saying is the surface  
 19 parking, that's the driveway from Duval Street?  
 20 MS. TRIMMER: Through the Chair, that's  
 21 correct. I'm trying to find the right pages in  
 22 the package that illustrate the --  
 23 BOARD MEMBER LORETTA: Ten.  
 24 MS. TRIMMER: Thank you.  
 25 So if you go to the one right after 10 --

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1 BOARD MEMBER SCHILLING: Okay. And those  
 2 don't interconnect. So you -- if you park --  
 3 so if you're assigned parking spaces on the  
 4 lower level, you come from Liberty. If your  
 5 assigned spot is on the ground floor, upper  
 6 floor, you come in from Duval Street?  
 7 MS. TRIMMER: Through the Chair, Ina, can  
 8 we get to -- it's A-03. Yeah, there we go.  
 9 So this shows the first floor, which is  
 10 the part that's partially underground on the  
 11 Liberty frontage. So you have the amenity  
 12 space at the very corner, and then coming  
 13 back -- and that's your entrance and those  
 14 spaces that are underground.  
 15 And then try the next slide.  
 16 And then this shows the second above it  
 17 with the entrance off of Duval and the parking  
 18 that is exterior to the structure surface and  
 19 then what would be under the residential  
 20 building.  
 21 BOARD MEMBER SCHILLING: Got it. Okay.  
 22 This page, it just confused me a little  
 23 bit because it did show the driveway from  
 24 Liberty, but -- but that's going down to the  
 25 floor below.

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1 Okay. All right. I follow that.  
 2 And then another question, which -- it  
 3 seemed like they weren't consistent. On the  
 4 new doorway, or entrance off of Duval Street  
 5 there, towards the corner, in -- in the site  
 6 plan it just shows a single door, but then in  
 7 some of the elevations it shows double doors.  
 8 Is that -- do you know if that's going to be a  
 9 single or a double?  
 10 MS. TRIMMER: If you can look at Page 18.  
 11 It should be -- it's A-10. It should be the  
 12 best illustration.  
 13 BOARD MEMBER SCHILLING: Right. And that  
 14 shows it as a double.  
 15 MS. TRIMMER: Those are the controlling  
 16 elevations for each of those entranceways.  
 17 BOARD MEMBER SCHILLING: Okay. Good.  
 18 Thank you. That's helpful.  
 19 So to share some thoughts, I agree that  
 20 this is a significant improvement and clear  
 21 that y'all have listened to many of the  
 22 comments and -- that were made at the prior  
 23 meeting you were at, so -- so I definitely  
 24 commend the work that you have done. It looks  
 25 much, much better.

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1 I guess the only constructive feedback  
 2 that I would provide -- well, a couple of  
 3 items. I totally agree with the screening. It  
 4 seems like that's a logical solution to help  
 5 with some of the issues that have been raised  
 6 about the surface parking, is -- you know, for  
 7 final, taking a looking at, you know, what all  
 8 can be done to really screen that parking lot,  
 9 especially from the residential across the  
 10 street. I think that makes a lot of sense.  
 11 The other thing that I was going to share  
 12 is, just looking at the elevations -- and it's  
 13 hard to tell, but can you -- the access points  
 14 have been added from Duval and Liberty at the  
 15 corner -- at least on the Liberty side it seems  
 16 like that's almost like a secondary access. So  
 17 I don't know -- I don't know if that's really  
 18 the intent, or if it is really to be a primary  
 19 access, I would say, you know, maybe -- if  
 20 there's anything else you could do to draw  
 21 attention to it as a primary access, and --  
 22 I just throw that as a thought, but I  
 23 definitely am in support of what y'all have  
 24 done and I think you've brought it a long way.  
 25 Thank you.

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1 THE CHAIRMAN: Thank you, Mr. Schilling.  
 2 Mr. Brockelman.  
 3 BOARD MEMBER BROCKELMAN: Thank you,  
 4 Mr. Chairman.  
 5 I guess I'll start by just disclosing that  
 6 I recently did become a member of the Cathedral  
 7 District board. I've spoken with Ms. Grandin  
 8 as well as the Ethics Office. It's a volunteer  
 9 board. There's no financial involvement there.  
 10 It's not deemed to be a conflict, but I just  
 11 wanted to, for the sake of my colleagues,  
 12 disclose that.  
 13 Having said that, personally, I also do  
 14 appreciate Vestcor's collaboration in making a  
 15 lot of these improvements. And I want to say  
 16 that I did have ex-parte communication, both  
 17 with Ms. Trimmer as well as Ms. Myrick.  
 18 And I think, from the Cathedral District's  
 19 standpoint, it seems to me that the main issue  
 20 here -- taking out of the equation a full  
 21 redesign, which I think everyone knows that's  
 22 not feasible -- is the surface parking. And I  
 23 will echo that there is so much surface parking  
 24 already in the district. And although that's  
 25 not necessarily a reflection of this project,

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1 it's just a reality as a whole in the district.  
 2 And so perhaps what I would offer, when we  
 3 get to this point, as maybe an additional  
 4 condition that's -- that's still loose enough  
 5 to where it's not sort of a binding thing with  
 6 finality, but maybe to provide some context, is  
 7 that the applicant would work with the staff to  
 8 simply evaluate the feasibility of putting at  
 9 least 50 percent of the parking underground.  
 10 And I'm sure now the answer would be it's not  
 11 feasible, and that may well be the case. I  
 12 think out of respect to the neighbors, it --  
 13 it's something that I think they would  
 14 appreciate, that that conversation at least  
 15 continues to final. And then when that answer  
 16 is given officially, that there's a little bit  
 17 more meat on the bones there.  
 18 But other than that, again, thank you for  
 19 the continued collaboration. I think on  
 20 balance it's going to be a great project for  
 21 the district. I think we need as many  
 22 residents as we can get, obviously, downtown,  
 23 but especially in the Cathedral District as  
 24 well.

25 THE CHAIRMAN: Thank you, Mr. Brockelman.  
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1 Mr. Allen.  
 2 BOARD MEMBER ALLEN: Thank you,  
 3 Mr. Chairman.  
 4 Thank you, Vestcor, for listening to the  
 5 feedback, particularly with the facades on  
 6 Duval and Liberty Street.  
 7 My comments and questions are going to  
 8 primarily at this point be directed towards the  
 9 on-street parking on the Church Street facade  
 10 of the building.  
 11 One question, though, before I get to  
 12 that. How -- or where are the -- through the  
 13 Chair to Ms. Trimmer, where are the AC units  
 14 going to be? And are they going to be  
 15 screened?  
 16 MS. TRIMMER: Through the Chair, my  
 17 understanding -- and I'm looking at Gabriel to  
 18 shake his head and say I'm right -- they are on  
 19 the roof and appropriately screened per the  
 20 guidelines.  
 21 BOARD MEMBER ALLEN: Meaning, if one is  
 22 standing down at the ground floor, they -- they  
 23 will not be visible? I know it's -- you come  
 24 into town, sometimes you can catch an AC unit  
 25 as you're driving in on your car. I want to --  
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1 THE CHAIRMAN: Just a moment, please.  
 2 (Chairman Lee confers with Board Member  
 3 Allen.)  
 4 MS. TRIMMER: While we're all looking at  
 5 this, may I say that Mr. Lee has directed  
 6 everyone to Page A-05 of the package, which  
 7 does show the plan for the screening.  
 8 BOARD MEMBER ALLEN: So as far as my  
 9 comments with the surface parking in the Church  
 10 Street side, would it be acceptable to the  
 11 developer to basically do what y'all did on the  
 12 Duval and Liberty side and continue around to  
 13 the back of the Church Street side?  
 14 Because when I look at that through the  
 15 surface parking lot -- which I'm starting to  
 16 swallow and understand that that's something we  
 17 just may have to have for this project, but I'm  
 18 looking at what looks to be just a flat wall  
 19 and the only alterations are maybe paint color  
 20 and that's it.  
 21 MS. TRIMMER: Through the Chair, we can  
 22 definitely look at the treatment of that side  
 23 and see if we can work to bring some of those  
 24 elements around.  
 25 I do want to note, we are operating on  
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1 slim margins and anybody that's in the design  
 2 world and (inaudible) knows a lot of our  
 3 projects have come to a screeching halt with  
 4 the volatility in pricing. Since November,  
 5 when we were here, the cost of lumber has  
 6 doubled. So the improvements that we have  
 7 agreed to propose here today, when we were  
 8 originally having the discussion in November,  
 9 even the pricing for all of that has now broken  
 10 the budget.  
 11 But we understand the concerns and I will  
 12 commit that we will absolutely go back, run the  
 13 numbers and see what we can incorporate onto  
 14 that side to make it a little bit more dynamic  
 15 for the townhome project.  
 16 BOARD MEMBER ALLEN: I mean, I do see that  
 17 aspect, but I think we owe it to the residents  
 18 of Jacksonville to still deliver a project,  
 19 regardless of what market conditions may have  
 20 done recently.  
 21 And just for clarification of the record,  
 22 I had ex-parte communication with Ms. Trimmer  
 23 and then also with Chris Hagan as well.  
 24 But that's all I have. Thank you.  
 25 THE CHAIRMAN: Thank you, Mr. Allen.  
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1 Ms. Durden.  
 2 BOARD MEMBER DURDEN: Thank you,  
 3 Mr. Chairman.  
 4 For the record, I spoke with Ms. Myrick in  
 5 regards to this project.  
 6 So I do want to say that I do think that  
 7 there were some substantial improvements made  
 8 and I definitely think that we're going -- as  
 9 somebody else said, going in the right --  
 10 heading in the right direction.  
 11 I have some -- I was actually going to  
 12 raise the issue about the facade on the Church  
 13 Street side. Thank you, Mr. Allen, for  
 14 bringing that up.  
 15 It's a sharp contrast between A-10 and  
 16 A-11. And I don't know why -- I don't, quite  
 17 frankly, understand why the -- why Vestcor  
 18 would choose to do that.  
 19 It's just -- if you look at A-10 and then  
 20 you look at A-11, it's very evident that  
 21 even -- not only just the colors, but also, you  
 22 know, the -- I guess those would be the -- the  
 23 faux balconies. And it's just kind of like,  
 24 you know, no treatment at all was done to that  
 25 facade. It seems to me that that needs to be  
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1 addressed in your final.  
 2 In addition, I like the idea that -- that  
 3 Matt brought up in regards to having you come  
 4 back, as part of the final, with that  
 5 evaluation in feasibility because I think  
 6 that -- we hear what you say. It's an ROI  
 7 issue, it's a pro forma issue, but we really  
 8 don't have that information.  
 9 You know, I would like to see us, as a  
 10 board, adopt that as part of our -- as a  
 11 condition, that you bring that back, that the  
 12 staff look at that -- evaluation of that  
 13 feasibility.  
 14 And I believe it was for 50 percent  
 15 underground; is that correct?  
 16 BOARD MEMBER BROCKELMAN: Yes.  
 17 BOARD MEMBER DURDEN: Okay. Now, I have a  
 18 question about the entrances. Two other  
 19 things. This is for -- going towards final.  
 20 The two entrances that have been added at  
 21 the corner of Duval and Liberty, or in that  
 22 vicinity, what do they access into? If I  
 23 walked in there, what is going to be there --  
 24 MS. TRIMMER: So --  
 25 BOARD MEMBER DURDEN: -- in that -- from  
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1 visitors would be going. And I would let  
 2 someone else speak to the logistics of how they  
 3 typically handle the comings and goings from  
 4 the -- the private residence portion.  
 5 BOARD MEMBER DURDEN: Okay. You know, I  
 6 think it's important because we were talking  
 7 about access into the building, and -- and so  
 8 it was very confusing from the plans to try to  
 9 understand what is happening with those  
 10 entrances.  
 11 (Mr. Hoover approaches the podium.)  
 12 MR. HOOVER: Ryan Hoover, Vestcor, 3030  
 13 Hartley Road.  
 14 So when you come in that main level --  
 15 since we dropped it, we're actually not going  
 16 to have an elevator that has a second stop  
 17 between floors. But either way, you have to  
 18 have access to get in there. If someone's  
 19 visiting, they'll get let in. There's a call  
 20 box, like we do with all the other ones. So  
 21 you either come up to the main level, you can  
 22 walk in and go to a call box or the elevator,  
 23 and you can push a button --  
 24 BOARD MEMBER DURDEN: So -- for clarity,  
 25 so going into the amenity space, is there -- is  
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1 both of those?  
 2 And if I may ask --  
 3 THE CHAIRMAN: Yes, please.  
 4 Ms. Trimmer.  
 5 MS. TRIMMER: To the Chair, so that is  
 6 amenity space. If you look at any of the Loft  
 7 products downtown, you'll see part of it is  
 8 podium parking and then part of it is the  
 9 transparent frontage that has -- what they do  
 10 as their amenity space. If you haven't toured  
 11 one, I'd recommend it. They do have incredible  
 12 spaces for their residents. The new one has a  
 13 movie theatre.  
 14 BOARD MEMBER DURDEN: So both entrances  
 15 will go into the amenity space?  
 16 MS. TRIMMER: Through the Chair, that's  
 17 correct.  
 18 BOARD MEMBER DURDEN: Okay. And then --  
 19 so that leaves getting into -- so once I'm in  
 20 the amenity space, how do I access if I'm going  
 21 to visit somebody who lives there? How do I  
 22 then get to the -- to an apartment?  
 23 MS. TRIMMER: Through the Chair, I know  
 24 that they do have a controlled access interior  
 25 where the parking is, which is presumably where  
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1 that -- that's going to be restricted also?  
 2 MR. HOOVER: It will be restricted.  
 3 BOARD MEMBER DURDEN: Okay. And then once  
 4 you're in there, then you -- then the call box  
 5 is on the inside or is the call box on the  
 6 outside?  
 7 MR. HOOVER: So when you go in the main  
 8 retail or the main -- the lower level, you're  
 9 let in there by staff. If you're coming in  
 10 after hours, there would be a call box that you  
 11 have to go to on the main level.  
 12 BOARD MEMBER DURDEN: Okay. Thank you  
 13 very much.  
 14 MR. HOOVER: Thank you.  
 15 BOARD MEMBER DURDEN: The second access  
 16 issue, and that's the connection between the Y  
 17 and the -- and the new building. In regards to  
 18 that, can you talk a little bit more about what  
 19 the plan is for that space and --  
 20 Because, again, I couldn't really  
 21 understand what the site plan was showing, and  
 22 maybe just for clarification, because we -- we  
 23 had some concern about how people are going to  
 24 be -- you know, going between the two  
 25 buildings.  
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1 And then also, that space -- you know, the  
2 space that is -- kind of runs north and south  
3 and -- is that going to be just a grass space  
4 and -- by way of example, one of my favorite  
5 spaces between buildings is the space over at  
6 the VyStar, between -- on the south side of Bay  
7 Street. They have done a fabulous job to  
8 activate that space and really make it an  
9 amenity for not only -- you know, for  
10 pedestrians, but also for people utilizing  
11 those two buildings.

12 I'd like to hear a little bit more --  
13 well, I don't know if we can take up time, but  
14 that is a space that I think that it would be  
15 wise and good to try to -- when you come back  
16 with final, bring back something that shows how  
17 that space is going to be activated.

18 And then let me just look at -- definitely  
19 on the landscaping of the surface parking.

20 Those are all the things that I think you  
21 need to pay attention to when you come back.  
22 It is substantially better than it was, and I  
23 would like to see those issues addressed in  
24 your final application.

25 And the last thing is, I just want to  
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1 three-story and put all the parking  
2 underground.

3 I don't think that's going to happen. I  
4 don't think that that feasibly is going to  
5 happen, whether I've got a spread street in  
6 front of me or not. You know, underground  
7 parking is five to ten times more than surface  
8 parking, depending on the situation and where  
9 the water table is. And, you know, I get it as  
10 far as feasibility goes.

11 So with what we have -- you know, I  
12 guess -- you know, it's -- it's how can we  
13 appease with what -- what's at stake or what  
14 can be built. And I agree that there's got to  
15 be some type of aggressive landscaping along  
16 Church Street.

17 And there's a lot of comments I could  
18 make. I'm still -- I just still think the  
19 architecture is underwhelming and I think  
20 there's things that could be done with the  
21 architecture as well to bring it down in scale  
22 adjacent to the building.

23 But as far as what I consider to be the  
24 biggest problem of all has been addressed,  
25 which was an authentic entrance and activity on  
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1 reiterate the evaluation and I'd like to see  
2 that be made a part of our -- any motion.

3 Thank you.

4 THE CHAIRMAN: Thank you, Ms. Durden.  
5 Mr. Davisson.

6 BOARD MEMBER DAVISSON: Ina, can you pull  
7 up A-04, the site plan?

8 MS. MEZINI: (Complies.)

9 BOARD MEMBER DAVISSON: You know, first of  
10 all, I'd like to say, you know, I agree there's  
11 a significant improvement in this plan. I  
12 thought the Achilles heel to this whole project  
13 was how it was treated on Duval and Liberty,  
14 and I can see this -- this changes everything  
15 as far as how that's dealt with.

16 One of the -- you know, I hear a lot of  
17 comments about underground parking and --  
18 especially the view from Church Street. And,  
19 you know, in your head you're saying, okay,  
20 well, how else could you do this project? And  
21 if you look at this, it's an L-shaped building.  
22 And I think if you wanted to make everybody  
23 happy, you can take the building and wrap it  
24 around all three sides, down -- down where  
25 Number 5 is down Church Street, make it

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1 the corner.

2 I'm not so concerned so much now as I was  
3 before with the connection between the existing  
4 building -- is that -- that's going to be  
5 secure anyway. The public can't walk between  
6 the parking at the L-shaped new building and  
7 the -- is that correct?

8 MS. TRIMMER: Through the Chair, yes.

9 BOARD MEMBER DAVISSON: Okay.

10 MS. TRIMMER: The historic building is a  
11 stand-alone building with individual units.  
12 They're kind of bedroom-door-style units. So  
13 the other residents in the new construction are  
14 not going to need to access that.

15 BOARD MEMBER DAVISSON: So whatever we do,  
16 there is going to be more of a visual thing  
17 from the street and a functional thing on site?

18 MS. TRIMMER: Correct.

19 BOARD MEMBER DAVISSON: And in some ways  
20 that's their -- let them deal with that.

21 I think -- you know, I think it would help  
22 to make a really nice connection between the  
23 two as far as, you know, walking between the  
24 buildings and having to go through parking, but  
25 I get -- you know, there's -- we've asked you

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1 to pull everything down to the corner now.  
2 That becomes more of a secondary item than it  
3 was before, so what do you want?

4 So I'm not that concerned. It would be  
5 nice to see something between the two  
6 buildings. And, again, it can be -- it can be  
7 landscape or it can be some type of activity  
8 for the residents.

9 I guess my final thought is, I'm just --  
10 I'm just still a bit underwhelmed with the  
11 architecture.

12 THE CHAIRMAN: Thank you, Mr. Davisson.  
13 Mr. Loretta.

14 BOARD MEMBER LORETTA: Regarding the  
15 greenspace between the two buildings, I think  
16 to some extent, you know, what's lacking  
17 between this and the original submittal was --  
18 you had a landscape plan on the original  
19 submittal, and so we don't have it here so  
20 people can't see the plant material that was  
21 proposed. It may be worthwhile to put a color  
22 rendering for the landscaping between now and  
23 final just so it better represents -- because,  
24 I think, candidly, like, you know, the  
25 north-south strip is basically like a -- a

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1 these guys millions of bucks to make this  
2 happen, make everybody happy, and so on and so  
3 forth?

4 On Liberty Street, you guys mentioned  
5 angled -- or I see the angled parking, so I  
6 just -- but there's two lanes right now, so  
7 just make sure you're all talking with staff  
8 that you can actually do that, so -- so that,  
9 you know --

10 And then -- I don't want to get into it  
11 too much, but since you brought the code in  
12 front of me -- and I tend to read codes. I  
13 almost somehow now -- I struggle sometimes with  
14 my reading, so I'm going to ask staff here,  
15 right?

16 On the private realm regulations, screen  
17 and landscaping, 3, it talks about a  
18 15-foot-wide landscape area. So is that  
19 correct as it relates to residential? And if  
20 it is correct, then we're not actually meeting  
21 that 15 feet wide --

22 MS. RADCLIFFE-MEYERS: Board Member  
23 Loretta, through the Chair, you're correct.  
24 Currently -- and that's within the staff  
25 report. I did, under the landscape screening

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1 place where dogs go to the bathroom internally  
2 to the site. I mean, it's -- it's not -- I'm  
3 not sure it's -- I don't know that it's  
4 completely necessary for a completely  
5 deactivated -- it really is kind of just  
6 internal in the -- inside that area. It's open  
7 air. I mean, so I'm -- I don't see people  
8 going out there and really playing Cornhole or  
9 something like that because it's just not --  
10 not really the best, appropriate place.

11 That being said, you know, if you could  
12 figure out how to magically -- you know, I  
13 mean, I wish we could go ask Steve Kelley for  
14 five million bucks and put this thing  
15 underground.

16 MS. TRIMMER: I think Steve is listening  
17 today.

18 BOARD MEMBER LORETTA: So, yeah, Steve can  
19 we give these guys five million bucks? We  
20 could put parking underground, make everybody  
21 happy, and then we're (inaudible). We -- we  
22 have a nice, new plaza to park. And so -- it's  
23 literally what I said in the last presentation.  
24 I mean, I want to give these guys -- Council  
25 Member, what can we do to figure out how to get

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1 of surface parking, that they would need to  
2 work with staff to ensure that they are  
3 actually meeting that code because right now it  
4 doesn't look like they are.

5 BOARD MEMBER LORETTA: Did you understand  
6 that, Cyndy?

7 I mean, I think, in the end, on that side,  
8 if they were to put in, you know, a hedge of  
9 alyssum or a hedge of Podocarpus, and you're  
10 going to have a green box that's 4 to 6 feet  
11 tall, other than kind of a CPTED-type issue --  
12 because do you really want 6-foot-tall shrubs  
13 around and so forth?

14 But you could -- we could definitely,  
15 easily screen the landscape for the parking in  
16 that area of -- and so, you know, there are  
17 mature trees you guys are maintaining in that  
18 section.

19 So, you know, I understand a lot of the  
20 folks -- Steve, if you're listening, let's  
21 figure out what we can do to get these guys  
22 some more money, if at all possible. You know,  
23 I think it's a win/win for everybody. I don't  
24 know if that's possible, but so be it.

25 Beyond that, I do think it's elevated

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1 between this time and last time. I think it  
2 may be of value, an opportunity -- you know,  
3 one, just for you guys' presentation sake, if  
4 for some reason the PDF screwed up, so that's  
5 not helping you, but then -- a color site plan  
6 that fully shows everything would assist, and  
7 maybe even a pedestrian view, you know, sketch  
8 or something from Church Street that -- I guess  
9 you've got that.

10 But it's tough to -- you know, the  
11 downside or the back side of the building, the  
12 architecture is less, right? You've got  
13 these -- you're going to have four live oaks  
14 and you're going to have all -- other plant  
15 material. So from the pedestrian level, you're  
16 almost not seeing the architecture that's  
17 really the lesser designed architecture. And  
18 so that's one thing that's super difficult for  
19 everybody to possibly understand here. The  
20 pedestrian level, you're just not seeing it.  
21 And so I think the applicant could maybe better  
22 illustrate that possibly in the future to help  
23 their argument.

24 But that being said, it is obviously a  
25 lesser designed elevation, so -- I appreciate  
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1 everybody and hopefully we can come to a  
2 solution for --  
3 ZOOM MEMBER: May I --  
4 BOARD MEMBER LORETTA: -- (inaudible).  
5 ZOOM MEMBER: May I address the chair?  
6 THE CHAIRMAN: No. We're in board  
7 comments right now. Thank you.  
8 Mr. Loretta, thank you for those comments.  
9 Mr. Harden, comments, please.  
10 BOARD MEMBER HARDEN: Thank you, Chairman  
11 Lee.

12 So I had a chance to speak with staff. I  
13 wasn't -- unfortunately, I wasn't able to  
14 participate in the last meeting where a lot of  
15 these comments had been brought up, and so I  
16 was able to be brought up to speed by staff.  
17 And I commend the applicant for making the  
18 changes, especially in light of some of the  
19 market conditions that Ms. Trimmer mentioned.  
20 I'm seeing it myself in the construction  
21 industry. It's a -- it's a moving target that  
22 we're all dealing with.

23 I agree with Mr. Davisson's comment about  
24 the cost of structured parking. I hear the  
25 commentary about, you know, trying to address  
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1 the parking, but I'm not quite sure, you know,  
2 what you would do besides expand the building.  
3 You know, if you create a structured parking,  
4 that's a whole other issue. You're just  
5 looking at concrete versus cars.

6 So hopefully there's a screening solution  
7 so that, you know, from the church's  
8 perspective and the neighboring buildings --  
9 when you're looking into that, I'm sure it will  
10 be an improvement over what they have now  
11 because the -- the landscape requirements of  
12 the parking are going to be a significant  
13 upgrade over what they have now, but hopefully  
14 there are some things that can be done to  
15 adjust that that aren't major cost items to  
16 make sure that that's addressed and making sure  
17 that the neighborhood is okay with that.

18 So those are all my comments.  
19 THE CHAIRMAN: Thank you, Mr. Harden.  
20 Council Member Ferraro, do you have any  
21 comments?  
22 COUNCIL MEMBER FERRARO: Thank you.  
23 Through the Chair to Ms. Trimmer, I'm  
24 sorry I didn't get back with you. I know you  
25 called me and I wasn't able to get back with  
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1 you.  
2 I like the project. Again, I'm not an  
3 architect. I'm somebody that just looks at  
4 different things. And we had some of the  
5 parades through the fire department there, and  
6 I'm -- I'm listening to what you're saying, and  
7 I know that when I've walked over there, I  
8 wouldn't have been able to see some of the  
9 designs that you're talking about, just from my  
10 point of view as far as walking. And I think  
11 it looks nice.

12 And the Vestcor companies, from what I've  
13 seen throughout the city, they seem to  
14 under-promise and over-deliver. So I think  
15 this is a good project. It's something that  
16 I'd like to see.

17 Thank you.  
18 THE CHAIRMAN: Thank you. Appreciate  
19 that.  
20 Let me just make a few comments and some  
21 questions. Is the intent that the stone base  
22 and the brick on the new building are intended  
23 to match the existing YWCA building?  
24 MS. TRIMMER: Through the Chair, they're  
25 intended to be consistent and complementary but  
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1 not reproducing the historic brick. They're  
 2 not hiring somebody to go and make it exactly  
 3 the same --  
 4 THE CHAIRMAN: No, I understand, but, I  
 5 mean, is it to try to match as much as you can,  
 6 even though it's going to be different  
 7 materials or are you trying to go for something  
 8 completely different? I think that some  
 9 clarification on that at final would be  
 10 helpful.  
 11 MS. TRIMMER: Sure.  
 12 THE CHAIRMAN: Thank you.  
 13 MS. TRIMMER: I'll see what I can do to  
 14 bring in something that better illustrates the  
 15 existing condition on the historic building.  
 16 THE CHAIRMAN: Right, because just some of  
 17 the illustrations look like they're yellow and  
 18 the photo looks like maybe it wants more white  
 19 than yellow and just kind of some clarity  
 20 there.  
 21 I did have ex-parte communication to  
 22 disclose with Ms. Trimmer as well.  
 23 I would agree that adding a recommendation  
 24 today to ask staff to work with the applicant  
 25 in a quick study of underground parking, a  
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1 sketch, along with some cost estimates, just to  
 2 bring that to a close one way or another would  
 3 be useful, I think, for the board in evaluating  
 4 the project in the future. So if we could add  
 5 that as a recommendation to the motion, I would  
 6 appreciate that.  
 7 I'll also add that public comments have  
 8 been closed. We're not going to take any more  
 9 public comments on this matter. The public  
 10 comments will be reopened at the end of our  
 11 meeting for anything that anybody would like to  
 12 discuss. We'll push those to -- to the end.  
 13 Those are the extent of the comments. If  
 14 there are no other comments, I'd like to accept  
 15 a motion.  
 16 BOARD MEMBER BROCKELMAN: Mr. Chairman,  
 17 I'll make a motion, but I have to ask you  
 18 first -- I mean, I can either make the motion  
 19 on all this as well as that final condition  
 20 that we've been discussing, or if someone else  
 21 made a motion on the original recommendations  
 22 from staff, I could add that additional  
 23 condition as an amendment if we just want to do  
 24 that separately. I'll leave it up to you to  
 25 discern what you prefer.  
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1 THE CHAIRMAN: I think the recommendation  
 2 as I stated it is okay for recommendations.  
 3 For the conceptual approval, we don't need to  
 4 make a formal one like we do at final. So what  
 5 I've stated is okay if you're (inaudible) with  
 6 that.  
 7 BOARD MEMBER BROCKELMAN: I'll move that,  
 8 Mr. Chairman.  
 9 THE CHAIRMAN: Thank you.  
 10 So I have a motion for approval. Do I  
 11 have a second?  
 12 BOARD MEMBER JONES: Second.  
 13 THE CHAIRMAN: I have a second from  
 14 Mr. Jones.  
 15 All those in favor of approving this item,  
 16 please say aye.  
 17 BOARD MEMBER DURDEN: Aye.  
 18 BOARD MEMBER HARDEN: Aye.  
 19 BOARD MEMBER JONES: Aye.  
 20 BOARD MEMBER BROCKELMAN: Aye.  
 21 BOARD MEMBER DAVISSON: Aye.  
 22 BOARD MEMBER LORETTA: Aye.  
 23 BOARD MEMBER SCHILLING: Aye.  
 24 THE CHAIRMAN: Aye.  
 25 Any opposed?  
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1 BOARD MEMBER ALLEN: Aye.  
 2 THE CHAIRMAN: Thank you very much.  
 3 Thank you very much, Ms. Trimmer.  
 4 MS. TRIMMER: Thank you.  
 5 THE CHAIRMAN: We have a couple of  
 6 additional items, but for the sake of all of  
 7 us, we're going to take a seven-minute recess,  
 8 seven minutes.  
 9 Thank you.  
 10 (Brief recess.)  
 11 THE CHAIRMAN: The next item up is DDRB  
 12 2021-019, 1037 Hendricks, final approval.  
 13 Ms. Radcliffe-Meyers, can we have the  
 14 staff report, please.  
 15 MS. RADCLIFFE-MEYERS: Yes. Thank you,  
 16 Chairman Lee.  
 17 So they are seeking final approval for the  
 18 redevelopment of the existing Reddi-Arts  
 19 buildings to proposed retail, office, and  
 20 restaurant uses. Portions of the existing  
 21 Reddi-Arts building will be demolished, with  
 22 the remainder of the building to be developed  
 23 into four stand-alone buildings: Building A,  
 24 Building B, Building C and Building D. And  
 25 these will serve as either retail, office, or  
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1 restaurant space.  
 2 Surface parking has been added to the  
 3 site, but it is interior to the site and  
 4 wrapped by Building D along the Kings Avenue  
 5 frontage. On Building D, a mirror wall,  
 6 building overhangs, and street frontage  
 7 landscape has been added. Also, a new green  
 8 wall has been added to Building B, all of which  
 9 helps to enhance the site and the pedestrian  
 10 experience along Kings Avenue.  
 11 Currently as shown, the existing surface  
 12 parking lot along Hendricks Avenue does not  
 13 meet the landscape requirements to screen the  
 14 surface parking from the pedestrian realm. The  
 15 applicant is requesting a deviation from this  
 16 requirement. This deviation request is the  
 17 same which was presented and approved on the  
 18 previous Reddi-Arts project.  
 19 The deviation request is to allow for a  
 20 reduction in the required square footage of  
 21 landscape from 1,630 square feet to 661 square  
 22 feet.  
 23 Staff is supportive of this request due to  
 24 the applicant increasing the width of the  
 25 pedestrian clear zone along Hendricks Avenue  
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1 owner of the property; Dorina Bakiri and the  
 2 rest of the Group 4 team for the architecture;  
 3 Eric Almond, who unfortunately is still down  
 4 with COVID -- he should be remote. And then,  
 5 Chris Reed is the landscape architect who is  
 6 with us today.  
 7 I'm going to just focus on the highlights,  
 8 things that were asked for when we were here  
 9 last time that we've incorporated into the  
 10 package.  
 11 If we could move forward to the demolition  
 12 plan, please, which is 3. Perfect.  
 13 So I know there was a lot of confusion  
 14 when we were here the first time in terms of  
 15 what's the existing condition, what is staying,  
 16 what's going. So with this highlighted image  
 17 with the different colors, you can see with the  
 18 yellow buildings, A, B, C, and D, where we are  
 19 creating these four distinction buildings. And  
 20 then everything on the interior which is going  
 21 to be demolished, which gives us --  
 22 If you go to the next four.  
 23 So this shows us the four distinct  
 24 buildings we're creating, the connectivity  
 25 opportunity that we now have between the  
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1 and also by providing structural soil for the  
 2 plant material in that area.  
 3 Based on the foregoing, the Downtown  
 4 Development Review Board staff recommends final  
 5 approval of DDRB application 2021-019 with the  
 6 following deviation and condition: Deviation to  
 7 Section 656.361.6.2(L), Screening and  
 8 Landscaping of Surface Parking, Trash, Storage,  
 9 and Loading Areas, to allow for a reduction in  
 10 the landscape area linear feet required from  
 11 1,630 square feet to 661 square feet along  
 12 Hendricks Avenue. Street furnishings shall  
 13 also be in accordance with the updated Downtown  
 14 Streetscape Design Guidelines.  
 15 This concludes the staff report, and staff  
 16 is available for questions.  
 17 Thank you.  
 18 THE CHAIRMAN: Thank you,  
 19 Ms. Radcliffe-Meyers.  
 20 Could we have the applicant presentation,  
 21 Ms. Trimmer, please.  
 22 MS. TRIMMER: Thank you so much.  
 23 Cyndy Trimmer, 1 Independent Drive, Suite  
 24 1200, on behalf of the applicant.  
 25 I have with me Allen Stevens, who is the  
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1 Hendricks Avenue corridor and the Kings Avenue  
 2 corridor. It also shows the outdoor seating  
 3 opportunities.  
 4 Now, we don't have tenants in place. We  
 5 don't know what they're going to be, but we  
 6 wanted to make sure that we had those  
 7 opportunities for programming in front of  
 8 Building B and then also on the side for  
 9 Building A, which would front the BB's side.  
 10 Also, you'll see as we work our way  
 11 through the plans, one of the comments we got  
 12 back from the last conceptual hearing was  
 13 really trying to work to draw people into the  
 14 site and through the site since we do have this  
 15 opportunity for connectivity. So as we are  
 16 working through then, I would draw your  
 17 attention.  
 18 We have changed this connection that we  
 19 have from Kings over to Hendricks. We've  
 20 widened the pedestrian experience there. We  
 21 have created activity on the corner of  
 22 Building B, additional lighting that now wraps  
 23 the building with landscaping on the back of  
 24 Building B, and then green walls -- I'm sorry,  
 25 Building D -- green walls on the back of  
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1 Building B. And we'll show you in the imagery  
2 how we have made it so that -- that strip that  
3 connects Building D to B used to just be  
4 pavement with the appropriate striping. Now  
5 we're doing pavers to really liven that up and  
6 connect it further.

7 On the elevations, we also worked to match  
8 those up as everybody asked. So you can really  
9 see the existing condition of each of the  
10 facades with what's going to remain and what's  
11 being proposed. And when you see the  
12 juxtaposition, you really can see how this  
13 project is going to transform the entirety of  
14 both of these frontages.

15 The Hendricks one today -- God bless  
16 Reddi-Arts and the beautiful art that they've  
17 created on site, but we have no transparency,  
18 no sense of activity in terms of what's  
19 happening in these buildings. All of the  
20 entrances that have existed on each of these  
21 facades were closed off. The only connectivity  
22 point that we have today is underneath the  
23 peaked roof that's interior in the back of the  
24 site.

25 So you can see, with the elevations below,  
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1 each one. On Building A, we're creating this  
2 beautiful storefront with transparency there,  
3 then you have the opportunity with the  
4 breezeway that connects back to Kings Avenue.

5 With Building B, we've created this little  
6 plaza in front of the building and the green  
7 walls and trellises to activate that space.  
8 And then honoring the Reddi-Arts site, bringing  
9 the mural and that architectural feature onto  
10 Building C, and creating Building C, then, with  
11 the storefronts.

12 And that's one of the crowning features, I  
13 think, of this project, is that we have  
14 completely, then, brought activity and a sense  
15 of excitement to this facade with all of that  
16 glazing and transparency there.

17 Also, I do want to move back. My other  
18 personal favorite feature of this site -- I  
19 have the opportunity to tell you, my favorite  
20 screening device in all of the Downtown Overlay  
21 will be removed and there will no longer be a  
22 piece of lumber on the ground dividing  
23 pedestrians from cars and we will be improving  
24 that, so we'll be that much closer to code.

25 Okay. Now we can move on.  
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1 Interior to the site, this is Building A,  
2 the facade that faces interior to the parking.  
3 And, again, a beautiful piece of art. We've  
4 worked to open that up, but in a way that is  
5 appropriate for the architecture of the  
6 building. So everything is intended to be  
7 understated but bring in that sense of  
8 transparency, but then let the landscaping and  
9 the greenery that's being brought on site  
10 really provide that activity for the building.

11 You heard Ms. Bakiri talk about that the  
12 last time in terms of the style and the intent  
13 for the project overall.

14 Moving to the next slide.

15 This is the side that currently faces  
16 BB's. Nobody really gets the chance to  
17 experience that part, but now we will be  
18 opening that side up. We will be opening the  
19 building itself so that we've got that  
20 pass-through, and that will be an opportunity  
21 for outdoor seating.

22 On to the next.

23 Interior to the site, this is Building C.  
24 And this is where we are really celebrating the  
25 history of the project and bringing in that new

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1 architectural element with an opportunity for  
2 public art. So we have that on the site and we  
3 honor it, but in a tasteful way that is  
4 consistent with the architecture of the  
5 building and the feel that we're trying to  
6 create.

7 Moving to the next.

8 So this is going to be the experience from  
9 the Kings Avenue side here. And one of the  
10 things we discovered in going through the  
11 project is you have kind of have pass-throughs,  
12 but you can't really tell today. So the  
13 rainbow building that's on the very right is  
14 the Kings Avenue frontage, which you can see is  
15 absolutely devoid of streetscape and you can't  
16 tell anything going on inside it today.

17 But the rear of Building B, which is  
18 what's on the left -- I'm sorry, the rear of  
19 Building D, which is on the left side on the  
20 bottom, that is what's going to be the  
21 experience when you're coming through Hendricks  
22 through the promenade into the interior part of  
23 the project. So we've elevated that with  
24 additional transparency, the awning, the  
25 lighting, and then the landscaping in front of

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1 that building.  
2 And the front of that building, which is  
3 D, which faces the Kings Avenue corridor, you  
4 can see that is completely transformed. We  
5 have brought all the elements you want to see  
6 in terms of the landscaping, the windows, the  
7 awnings, all of that to really start to create  
8 the streetscape on Kings. We're going to be  
9 the first ones, so it's a little bit awkward,  
10 and we can talk about placement of things and  
11 what you prefer. We're still open on that  
12 side.

13 Moving on to the next slide.

14 And then this is the back of Building B,  
15 so what you're going to see when looking in the  
16 Kings site interior. And you're looking at  
17 this slide. You're probably looking at it  
18 thinking, wow, that's a lot of blank space.  
19 But when we get to the renderings, you'll see  
20 that is that opportunity for the trellises that  
21 run up the building. They are kind of set back  
22 off to the side that really, really create a  
23 beautiful piece when you're looking into the  
24 site.

25 Moving on to the next.

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1 So this puts it all together and kind of  
2 gives you that experience. We had a hard time  
3 coming up with a rendering that really captured  
4 this site just because of the size of it. But  
5 with this one, you can see the transparency  
6 created Building A, and then you see that  
7 connection that goes through the site.

8 We've sought out the palm trees for shade  
9 trees interior to the site as well to really  
10 create that corridor and make it a little more  
11 pedestrian friendly.

12 And then you start to get the feel for the  
13 improvements on Hendricks where you can see  
14 that we've created streetscape where it does  
15 not exist today. We brought that hedge in so  
16 now we have space between the parking and the  
17 pedestrian experience.

18 And you can see with this, though, we are  
19 asking for a deviation. We'll get to the  
20 criteria. But we have provided adequate  
21 landscape that gives you that relief between  
22 the pedestrian and the vehicle use area, both  
23 for screening and safety purposes.

24 And then here you can see the celebration  
25 of Building C and really opening that up with

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1 all of the storefront.

2 Moving to the last.

3 And this is the connection from the Kings  
4 Avenue site now. So here you'll see from the  
5 pedestrian experience, if you're coming on  
6 Kings, we have added this new art feature on  
7 this building so that we're bringing that  
8 history to this corridor as well.

9 But then you can see through the site to  
10 the Hendricks Avenue side where we've added  
11 that activity to the back of Building E with  
12 that greenspace. And you can see straight into  
13 that corridor, so somebody coming up and down  
14 Hendricks or Kings, either side, they're going  
15 to have that sense of (inaudible), and  
16 realizing you have the opportunity to use this  
17 site as a connection point between the two  
18 corridors.

19 And then the last couple slides just  
20 highlight the openings to the buildings, the  
21 architectural features, the signage we're  
22 incorporating, the awnings, the art.

23 And I do want to note the larger one on  
24 here. If you saw from the elevations, there  
25 are mature palm trees that are actually quite

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1 beautiful in front of the space that's going to  
2 be Building B. We couldn't quite find the  
3 right plant to show it, but there's four of  
4 them, and they do provide a really nice canopy  
5 there. And those are going to be maintained  
6 with the project.

7 The next images show the lighting  
8 incorporated around all of the buildings, these  
9 trellises we have that are freestanding so they  
10 won't damage the facades of the buildings, but  
11 they will allow for the opportunity for those  
12 green walls to be created.

13 Moving on, I've passed around a material  
14 board that shows the colors. Again, this is  
15 very clean. We're trying to keep that feel for  
16 the project.

17 Moving on to the site plan. Perfect.

18 So if we're looking at the Hendricks  
19 Avenue frontage, you start to see where we have  
20 created these new buildings but then what else  
21 has been done. Today, you have a large surface  
22 parking lot that has perpendicular spaces up  
23 against the buildings and then perpendicular  
24 spaces up against Hendricks. We are completely  
25 restriping this surface parking lot, converting

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1 the ones against the building to the angled  
 2 parking spaces and, then, the ones against  
 3 Hendricks to the parallel parking spaces.  
 4 This allows us to shrink the surface  
 5 parking overall. We're losing about eight  
 6 spaces with doing that, but it allows us to  
 7 create the full streetscape on Hendricks. So  
 8 now it is going to be a 4-foot amenity area.  
 9 We'll have the minimum 5-foot pedestrian clear  
 10 zone. So this frontage will now be ADA  
 11 compliant. We're also adding additional ADA  
 12 parking on site, so we're bringing this whole  
 13 site up to current compliance requirements.  
 14 And on the Kings side, going up and down  
 15 Kings, there really isn't streetscape today.  
 16 And we struggled with how do we do this, what  
 17 makes sense. The way it's shown here, we do  
 18 have an amenity space that's pulled into the  
 19 building and then the pedestrian clear zone.  
 20 We remain open to moving that amenity space out  
 21 against the curb if that's something that we  
 22 need to do, but it felt a little weird coming  
 23 up or down Kings where everything is kind of  
 24 open and then all of sudden having this when  
 25 it's not an existing condition anywhere north

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1 screening and landscaping and surface parking.  
 2 That will currently require 10 square feet of  
 3 landscaping for each linear foot of frontage  
 4 for the vehicle use area, which does include  
 5 the drive aisles, unlike everywhere else in  
 6 Jacksonville, and a minimum 5-foot width for  
 7 that.  
 8 With that, we would have to have 1,630  
 9 square feet of landscaping along the Hendricks  
 10 Avenue frontage and would lose an additional  
 11 row of parking for the site for the sake of  
 12 creating thicker landscaping along Hendricks.  
 13 We outlined it in the narrative that we passed  
 14 out to everybody, so I'm not going to recite it  
 15 to you. I know everybody had an opportunity to  
 16 look at it.  
 17 All the public benefits that are satisfied  
 18 by the improvements to the site, which kind of  
 19 speak for themselves when you get to the  
 20 images. But we're expanding the public realm  
 21 into the site. We're making that frontage ADA  
 22 compliant so that now we truly have the 5-foot  
 23 pedestrian clear zone.  
 24 We're creating the streetscape amenity  
 25 area where one does not exist today with all of

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1 or south of us.  
 2 And then we have provided all of the  
 3 landscape plans and the streetscape. We  
 4 understand the new streetscape guidelines are  
 5 being adopted. So, obviously, as it comes time  
 6 for permitting, we will pull whatever  
 7 appropriate garbage cans, benches, whatever you  
 8 want to see on site, but they will be there in  
 9 the appropriate spaces.  
 10 And then on the landscaping plan, we've  
 11 shown we are using the structural soil. We  
 12 have provided the slides, and have Chris, the  
 13 landscape architect, here to show you that  
 14 we're meeting the 40 percent shade coverage on  
 15 each of the frontages.  
 16 I think, Ina, that's the last slide. Go  
 17 ahead and keep going.  
 18 So the color plan shows the landscaping  
 19 being added to the site.  
 20 So with this, I will go ahead and move  
 21 into the deviation.  
 22 So we provided for everyone the narrative  
 23 detailing how we are meeting each of the  
 24 elements in the Downtown Overlay to request a  
 25 deviation from Section 656.361.6.2(L) for

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1 the appropriate streetscape features. We're  
 2 replacing my favorite wood log on the ground  
 3 with what is adequate screening to satisfy the  
 4 spirit of the code.  
 5 We have provided that space between the  
 6 vehicle use area and the cars and the  
 7 pedestrian clear zone. It is high enough and  
 8 thick enough to provide both that safety and  
 9 that screening that we need, even though it  
 10 isn't the minimum 10 square feet per linear  
 11 foot. By converting those parallel spaces and  
 12 giving up the parking on site, we have made it  
 13 a bit possible to do all of these things.  
 14 Again, we have increased the ADA spaces  
 15 on site with the restriping, added bike  
 16 parking, which doesn't exist today and is  
 17 pretty deficient in that area, surprisingly.  
 18 And that connectivity that we have created  
 19 between Hendricks and Kings, which really is  
 20 one of the highlights of the project.  
 21 So with that, we would ask for your  
 22 support for the deviation. We have the entire  
 23 design team available for questions and look  
 24 forward to your feedback.  
 25 THE CHAIRMAN: Thank you, Ms. Trimmer.

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1 Ms. Mezini, any public comments?  
 2 MS. MEZINI: Nancy Powell has her hand  
 3 raised.  
 4 THE CHAIRMAN: Thank you. Please state  
 5 your name and address.  
 6 ZOOM MEMBER: Nancy Powell, 1828 Challen  
 7 Avenue, Jacksonville, Florida.  
 8 And the project looks great in many, many  
 9 ways. It's really hard to tell, I guess, from  
 10 the renderings how much shade trees there  
 11 really are. I see small flower trees. I see  
 12 some shade trees. I see a lot of palm trees.  
 13 I would just make the suggestion that as  
 14 many shade trees, especially along Kings Avenue  
 15 and Hendricks Avenue, as possible for the  
 16 pedestrian experience, especially given that I  
 17 guess they are potentially getting this  
 18 deviation from the landscaping code.  
 19 We really need shade trees along the  
 20 streets so that the pedestrian experience can  
 21 be much more comfortable. And I know that's a  
 22 goal of the DIA and DDRB overall, so let's do  
 23 it.  
 24 Thank you.  
 25 THE CHAIRMAN: Thank you.  
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1 Ms. Mezini, any other public comments?  
 2 MS. MEZINI: No, Mr. Chairman.  
 3 THE CHAIRMAN: Thank you.  
 4 We'll move on to board comments.  
 5 Mr. Jones.  
 6 BOARD MEMBER JONES: Again, I think this  
 7 is a great project. Really excited to see it.  
 8 What you have done is essentially -- you know,  
 9 really kind of activated some sites and some  
 10 buildings that were otherwise a little drab, so  
 11 I think this is really awesome.  
 12 And I just want to make sure that the  
 13 extent to which we can, you know, maximize the  
 14 shade trees along Hendricks Avenue, that's  
 15 really important. But other than that, I think  
 16 it's a really great project.  
 17 And I do understand the need for -- I know  
 18 you have done a really good job at minimizing  
 19 some of that on-site parking. But recognizing  
 20 that you could probably have a restaurant  
 21 there, you're going to need some spaces. So I  
 22 think every space helps. At first I was a  
 23 little concerned about the five spaces that  
 24 were parallel, but I think given the lack of  
 25 spaces that you could obviously share from  
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1 adjacent tenants, I think it's probably a good  
 2 approach.  
 3 So other than that, I just want to make  
 4 sure we have good shade trees along Hendricks.  
 5 But it's a really good project and look forward  
 6 to seeing this thing come alive.  
 7 THE CHAIRMAN: Thank you, Mr. Jones.  
 8 Mr. Schilling.  
 9 BOARD MEMBER SCHILLING: Thank you,  
 10 Mr. Chair.  
 11 And I know when this came up for  
 12 conceptual, my reaction was not favorable.  
 13 And I need to start by sharing the  
 14 ex parte. I did have a discussion with  
 15 Ms. Trimmer after the last hearing just to  
 16 share some of my concerns.  
 17 But I want to share that I see some of the  
 18 changes that y'all have made that I think are  
 19 really good changes. I do also think you were  
 20 a little bit of a victim of your exhibits  
 21 before not communicated -- everything that I  
 22 think you were trying to communicate -- and I  
 23 can share that the -- you know, the one  
 24 exhibit -- honestly, at the last hearing I  
 25 didn't realize that every building was an  
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1 existing building. So that exhibit has been  
 2 very helpful to me. And so I really like the  
 3 changes that have been made.  
 4 I only have two comments, just some  
 5 feedback. And one is on the parking, the  
 6 angled parking. I have no objection to the  
 7 deviation. And I recognize that we approved  
 8 the deviation before. My only question  
 9 there -- and this is something that's probably  
 10 going to be reviewed by the City, by the  
 11 traffic department. It seems to me the angled  
 12 parking is facing the wrong direction, and just  
 13 in this instance, because the parallel parking  
 14 is up against the street.  
 15 I don't think someone traveling northbound  
 16 on Hendricks that turns in to the site,  
 17 especially a pickup truck, would be able to  
 18 make a full U-turn to come back down. So, you  
 19 know, I was going to suggest that that's  
 20 something you all look at and that Mr. Almond  
 21 evaluates as he does his engineering of the  
 22 site and puts a turning template on it.  
 23 The other thing that I was going to  
 24 share -- and I really like what y'all have done  
 25 with Building B with the trellises. I think  
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1 those really do soften up the edges. And I  
 2 know one of the items we talked about is with  
 3 y'all not being able to activate the corner of  
 4 Building A up against Hendricks. I was just  
 5 going to throw out an idea. And I think it was  
 6 Sheet 5 you have that real nice graphic of the  
 7 elevation.  
 8 I thought if you could bring, you know,  
 9 some of that trellis treatment and maybe do a  
 10 trellis up on that front corner, that could  
 11 really soften that corner and dress it up and  
 12 tie it into the rest of the site.  
 13 But those were my two comments, and I  
 14 think that's good.  
 15 Thank you.  
 16 THE CHAIRMAN: Thank you, Mr. Schilling.  
 17 Mr. Brockelman.  
 18 BOARD MEMBER BROCKELMAN: Thank you,  
 19 Mr. Chairman.  
 20 I really like this project a lot. I think  
 21 the design ended up looking really nice. And I  
 22 think my favorite part is the connectivity it  
 23 brings between Hendricks and Kings Avenue.  
 24 I think, as someone who used to live in  
 25 San Marco, that was always sort of a bother of  
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1 mine, that those two corners didn't really  
 2 speak to each other very much. So I really  
 3 commend you on that and look forward to this  
 4 happening.  
 5 THE CHAIRMAN: Thank you, Mr. Brockelman.  
 6 Mr. Allen.  
 7 BOARD MEMBER ALLEN: Thank you,  
 8 Mr. Chairman.  
 9 I think this is a creative solution to  
 10 what is a very difficult site. And you all are  
 11 working well with the existing structures  
 12 there, and it's a very neat project.  
 13 Thank you.  
 14 THE CHAIRMAN: Thank you, Mr. Allen.  
 15 Ms. Durden.  
 16 BOARD MEMBER DURDEN: Thank you,  
 17 Mr. Chairman.  
 18 I would agree that the project is coming a  
 19 long ways. And I particularly like the  
 20 connection, definitely. And it will help the  
 21 whole King Street [sic] side to kind of start  
 22 that restoration on that side.  
 23 I'm also supportive of the deviation. I  
 24 thank you for putting together the letter  
 25 outlining each of the elements and factors that  
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1 we are supposed to consider. And I want to  
 2 just -- one point of clarification. On the  
 3 40 percent, I didn't see you were asking for a  
 4 deviation from that; is that correct?  
 5 MS. TRIMMER: Through the Chair, that is  
 6 correct. I do want to be clear. Each of the  
 7 frontages do have shade trees. They are not  
 8 palms. Chris Reed is here. I don't speak the  
 9 multisyllabic words required to explain exactly  
 10 which species of shade trees we're  
 11 incorporating, but we did switch out palms for  
 12 shade trees throughout the site. The only  
 13 palms that we're maintaining are those four  
 14 really beautiful mature ones in front of  
 15 Building B.  
 16 BOARD MEMBER DURDEN: Thank you. I have  
 17 nothing further.  
 18 THE CHAIRMAN: Thank you, Ms. Durden.  
 19 Mr. Davisson.  
 20 BOARD MEMBER DAVISSON: All right. I  
 21 think it's a great project. I wish there were  
 22 50 of these going on in Jacksonville.  
 23 There was discussion last time about the  
 24 architecture. I really like this. It's not  
 25 pretentious; it's not trying to be something  
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1 that it's not. It's just done, I think, well  
 2 and done tastefully.  
 3 And I -- I think the only comment we had  
 4 last -- I had last time was just, you know,  
 5 making some kind of acknowledgment to the  
 6 connection between Kings and Hendricks, which  
 7 you have.  
 8 So good luck. Thank you. Great project.  
 9 THE CHAIRMAN: Thank you, Mr. Davisson.  
 10 Mr. Loretta.  
 11 BOARD MEMBER LORETTA: I mean, I  
 12 appreciate the design team, so on and so forth.  
 13 First -- I think I said it last meeting.  
 14 I'm not quite as fond of the overall project or  
 15 architecture. I typically like to see kind of  
 16 the industrial style trying to mix in with  
 17 something new. I would have preferred to have  
 18 seen a little bit more elaboration so it wasn't  
 19 all industrial.  
 20 You kind of attempted to do that with the  
 21 art, and I think thankfully, because the  
 22 Building B and centralized portion, that's  
 23 really what saves the overall project or, you  
 24 know, almost like the art that's identified at  
 25 the corner of Building C as well.  
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1 But, you know, I think -- I think the  
 2 overall project could have been elevated, kind  
 3 of gone maybe two stories or had some  
 4 additional architectural elements actually  
 5 brought into this.  
 6 Speaking of that, I mean, we didn't really  
 7 discuss AC units and screening. You obviously  
 8 have super-flat roofs with nothing there, so  
 9 just make sure when you've got the building  
 10 permit that the City can see that because right  
 11 now we're not seeing it in any of your plans.  
 12 You know -- so maybe appease Nancy Powell.  
 13 Ms. Powell, you know, possibly has the ability  
 14 to change the two crape myrtles into a  
 15 high-rise live oak at each of the entries on  
 16 Hendricks. Might be a way to get a little bit  
 17 more shade out there. But, you know, the  
 18 two -- those are (inaudible), so those are  
 19 pretty. Those are -- you know, have the  
 20 opportunity to be super-large crape myrtles as  
 21 well.  
 22 So I don't really have a big problem with  
 23 that, but -- so Ms. Powell will give you a  
 24 call. Maybe you're willing to change that for  
 25 her.

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1 Other than that, I mean, I'm not going to  
 2 say anything negative -- I said something  
 3 negative, but I'm not going to turn this down,  
 4 obviously, but I appreciate it and wish you all  
 5 great luck.  
 6 THE CHAIRMAN: Thank you, Mr. Loretta.  
 7 Mr. Harden.  
 8 BOARD MEMBER HARDEN: Thank you,  
 9 Mr. Chair.  
 10 I also echo the comments that the previous  
 11 board members have mentioned. I think it's a  
 12 great project. I'm excited to see that it's  
 13 another one of these projects that's come  
 14 around on round two. Hopefully, the second  
 15 time is a charm so we can see this improved  
 16 from the vacant building that I think it's  
 17 currently sitting in.  
 18 I do agree with the comment about the  
 19 shade trees. You know, I think anywhere we  
 20 have an opportunity to create shade and widen  
 21 the sidewalk is appropriate. So I think that  
 22 would probably be the stipulation as  
 23 Mr. Loretta mentioned previous to me.  
 24 THE CHAIRMAN: Thank you, Mr. Harden.  
 25 Council Member Ferraro, any comments?

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1 COUNCIL MEMBER FERRARO: Thank you.  
 2 Through the Chair, I think it's a nice  
 3 project. I would like to see more of this  
 4 around the city. So I like what I see.  
 5 Thank you.  
 6 THE CHAIRMAN: Thank you.  
 7 Just a few comments from me. First of  
 8 all, I think Mr. Loretta brought up a good  
 9 point about the equipment.  
 10 Can you confirm with the design team that  
 11 there's no rooftop equipment as it's shown in  
 12 the illustrations?  
 13 MS. TRIMMER: Through the Chair, yes. I  
 14 can have someone from Group 4 come up and do  
 15 that now if you'd like.  
 16 THE CHAIRMAN: Thank you.  
 17 (Ms. Bakiri approaches the podium.)  
 18 MS. BAKIRI: Dorina Bakiri, 424 Hopkins  
 19 Street.  
 20 Can we go to the site plan, please?  
 21 So we have -- we do have an equipment yard  
 22 back here that we're intending to put some of  
 23 the equipment over there (indicating). And  
 24 also here at the end of the driveway, that's  
 25 another location. So we're not intending to

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1 have any of the equipment on the roof right  
 2 now.  
 3 THE CHAIRMAN: Thank you. Appreciate  
 4 those comments.  
 5 I'll compliment to the quality of the  
 6 illustrations. It has significantly improved  
 7 from the first submission, so I appreciate  
 8 that. It really helps to sell the project,  
 9 which I think is a beautiful approach to some  
 10 existing buildings. It is very elegant,  
 11 classy. I look forward to seeing the murals  
 12 and seeing how those kind of progress. I think  
 13 those really set the project off.  
 14 Otherwise, great project. And I also am  
 15 okay with the deviation, too, as it's written.  
 16 That being said, if there are no other  
 17 comments from the board, I'll take a motion.  
 18 BOARD MEMBER ALLEN: So moved.  
 19 THE CHAIRMAN: I have a motion for  
 20 approval with the recommendations for the  
 21 deviation and the street furnishings.  
 22 BOARD MEMBER BROCKELMAN: Second.  
 23 THE CHAIRMAN: I have a second from  
 24 Mr. Brockelman.  
 25 All those in favor, please say aye.

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1 BOARD MEMBERS: Aye.  
 2 THE CHAIRMAN: Any opposed?  
 3 BOARD MEMBER DURDEN: Mr. Chairman --  
 4 THE CHAIRMAN: Thank you.  
 5 Motion closes.  
 6 Ms. Durden, go ahead.  
 7 BOARD MEMBER DURDEN: Did we need -- and  
 8 maybe this is a question through the Chair to  
 9 Susan.  
 10 Did the board need to vote separately  
 11 on --  
 12 MS. GRANDIN: Yes, you need to -- I'm  
 13 sorry, Mr. Chair. You need to take each one of  
 14 the standards separately. So if someone could  
 15 read that.  
 16 THE CHAIRMAN: Okay.  
 17 MS. GRANDIN: Another question that I have  
 18 for you -- thank you, Ms. Durden -- is -- if  
 19 you wanted to include anything about switching  
 20 out trees or making shade trees, you might add  
 21 that to the motion as well as part of the -- a  
 22 condition to it.  
 23 THE CHAIRMAN: We're at final approval.  
 24 Thank you for that catch. I appreciate that.  
 25 So we will vote on the deviation first.

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1 them.  
 2 BOARD MEMBER DURDEN: We also have before  
 3 us Ms. Trimmer's letter dated January 3rd,  
 4 2022. So you may want to -- I'm not suggesting  
 5 that you read the letter, but you may want  
 6 to -- and for each of the elements of the  
 7 deviation you may want to refer to it as an  
 8 additional basis for the finding to the  
 9 information that's provided in each of the  
 10 elements.  
 11 MS. GRANDIN: So I guess I would ask if it  
 12 was the intention of the motion-maker that we  
 13 do that, that we -- that you want to accept the  
 14 staff recommendation for each one of the  
 15 criteria as well as what Ms. Trimmer has added  
 16 to the letter through this letter for each one  
 17 of the criteria?  
 18 BOARD MEMBER ALLEN: Through the Chair, I  
 19 made the motion. Yes, I think that makes  
 20 sense. It went into -- I can speak for  
 21 myself -- into my decision to grant the  
 22 exception, so yes.  
 23 MS. GRANDIN: The deviation. Okay. So  
 24 I'm not sure that we actually have to read it  
 25 into the record. I mean, it is in the staff

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1 And I'll take a motion on the deviation.  
 2 BOARD MEMBER ALLEN: So moved.  
 3 THE CHAIRMAN: Motion to approve the  
 4 deviation, Section 656.361.6.2(L).  
 5 BOARD MEMBER BROCKELMAN: Second.  
 6 THE CHAIRMAN: I have a second from  
 7 Mr. Brockelman.  
 8 Ms. Grandin.  
 9 MS. GRANDIN: So to recap, the effect of  
 10 the proposed deviation is consistent with and  
 11 furthers the objectives, policies, design, and  
 12 intentions of the BID plan, and say why.  
 13 And then, B, C, D, E, F. The Ordinance  
 14 Code requires that you take each one of the  
 15 criteria of the deviation separately.  
 16 So the staff report has done that. I know  
 17 in the past when we have done final approvals,  
 18 we have read it into the record, each one of  
 19 the criteria, because this has the specific and  
 20 the general.  
 21 So you guys probably all have your reports  
 22 in front of you. So I could read them or  
 23 somebody else could read them who is making the  
 24 motion. It doesn't matter to me.

THE CHAIRMAN: I'd be happy if you read  
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1 report. We have all the -- in the criteria  
 2 here that Ms. Radcliffe-Meyers went over, but I  
 3 could just read them very quickly.  
 4 So it's the effect that it's consistent  
 5 with and furthers the objectives of the BID  
 6 plan.  
 7 I'm sorry. Okay. I'm not going to read  
 8 it fast. I'll read slowly for Diane.  
 9 So the request is not based exclusively  
 10 upon a desire to reduce the cost, and it would  
 11 accomplish a substantial benefit.  
 12 And, C, the proposed deviation will not  
 13 diminish property values in the area  
 14 surrounding the site and will not interfere  
 15 with or injure the rights of adjacent  
 16 properties.  
 17 It is not a self-imposed hardship.  
 18 The proposed reduction for deviation will  
 19 not be detrimental to the public health,  
 20 safety, or welfare or result in an additional  
 21 public expense or the creation of nuisances.  
 22 And either there are unique site  
 23 characteristics, such as parcel shape,  
 24 location, existing utility easements, et  
 25 cetera, that prevent development, consistent

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1 with these regulations, or strict compliance  
 2 with these regulations will cause undue  
 3 economic hardship to the developer or  
 4 applicant.  
 5 I believe the applicant proved number one  
 6 rather than the second in the letter -- the  
 7 "or."  
 8 So the recommendation is for approval from  
 9 staff. And Ms. Trimmer's letter actually  
 10 supports all of the criteria as well as the  
 11 staff report.  
 12 So accepting the staff report and all  
 13 those -- finding competent substantial  
 14 evidence, that you agree with all the criteria.  
 15 THE CHAIRMAN: As a part of Mr. Allen's  
 16 motion?  
 17 MS. GRANDIN: Right.  
 18 THE CHAIRMAN: And we have a second from  
 19 Mr. Brockelman.  
 20 MS. GRANDIN: Yes, you do, even though he  
 21 just nodded.  
 22 BOARD MEMBER BROCKELMAN: Second.  
 23 THE CHAIRMAN: Great. And all those in  
 24 favor of approving the deviation as read into  
 25 the record and nominated by Mr. Allen and  
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1 the entire application again or did we do that  
 2 already?  
 3 MS. GRANDIN: I think you're good now.  
 4 THE CHAIRMAN: We're good. You have all  
 5 your votes.  
 6 MS. TRIMMER: Perfect.  
 7 THE CHAIRMAN: We'll move on to the final  
 8 agenda item, Ordinance 2021-821.  
 9 Ms. Radcliffe-Meyers, could we have a  
 10 staff report, please.  
 11 MR. PAROLA: If it's okay, Mr. Chair, I'll  
 12 do it.  
 13 THE CHAIRMAN: Yes, Mr. Parola.  
 14 MR. PAROLA: I know this is going to be  
 15 the most exciting part of your day today to  
 16 talk about self-storage facilities, so I'll try  
 17 to drag it out.  
 18 This ordinance, 2021-821, has a  
 19 councilperson sponsor. The councilperson who  
 20 sponsors it happens to be the person who  
 21 represents the Northbank CRA, so we take it  
 22 very seriously. And, in essence, what that  
 23 piece of legislation seeks to do is allow  
 24 personal property storage facilities throughout  
 25 downtown, so in every district.  
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1 seconded by Mr. Brockelman, please say aye.  
 2 BOARD MEMBERS: Aye.  
 3 THE CHAIRMAN: Any opposed?  
 4 BOARD MEMBERS: (No response.)  
 5 THE CHAIRMAN: Great. There is another  
 6 step. We need to vote on the recommendation  
 7 too or just the deviation that was also listed?  
 8 MS. GRANDIN: Vote on the recommendation  
 9 with the deviation.  
 10 THE CHAIRMAN: So I need a motion.  
 11 BOARD MEMBER ALLEN: So moved.  
 12 BOARD MEMBER BROCKELMAN: Second.  
 13 THE CHAIRMAN: Is that good enough or does  
 14 he need to say more with his motion?  
 15 MS. GRANDIN: No, that's fine.  
 16 THE CHAIRMAN: Okay.  
 17 BOARD MEMBER DURDEN: But with the staff  
 18 conditions?  
 19 THE CHAIRMAN: Correct.  
 20 Great. We have a motion and second.  
 21 All those in favor, please say aye.  
 22 BOARD MEMBERS: Aye.  
 23 THE CHAIRMAN: Any opposed?  
 24 BOARD MEMBERS: (No response.)  
 25 THE CHAIRMAN: And then we need to take up  
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1 Currently right now, I believe they are  
 2 allowed in LaVilla and Brooklyn and that's it.  
 3 We understand there is some interest in the  
 4 Southbank or maybe in some other places.  
 5 Staff's initial thoughts are, well, we  
 6 don't really see the need to change the  
 7 legislation. I think Mr. Diebenow would say,  
 8 well, Guy's opinion probably isn't what  
 9 everybody should live by. And after discussion  
 10 with a bunch of people, I think the legislation  
 11 probably is going to move through. I think  
 12 there's a will to allow self-storage facilities  
 13 under this huge caveat that they are only  
 14 permitted by grant of an exception.  
 15 So what that means is, just because we  
 16 allow them and say you can try to get one, it  
 17 doesn't mean you automatically get one. So I  
 18 think that's the comfort level that I'm hearing  
 19 from a lot of people. So long as it still has  
 20 to go through an architectural review by this  
 21 board and it still has to meet the, I think,  
 22 nine criteria of the zoning exception, that  
 23 maybe we just allow them to have the  
 24 opportunity to at least apply for them.  
 25 So we said, okay, well, if that's going to  
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1 be the case and that seems to where it's going  
2 to go -- I handed out one sheet. One sheet  
3 sort of got passed around, and it has one, two,  
4 three -- four recommendations.

5 And thank you, Ms. Durden, for prompting  
6 me to create this so I'm not reading the entire  
7 staff report.

8 The first recommendation is to keep the  
9 reference -- the section -- the reference in  
10 there as is. In other words, what was proposed  
11 in the strike-through, the underline, is that  
12 only on those roadways classified as a minor  
13 arterial or something of that effect, only in  
14 those instances do you limit the amount of road  
15 frontage or ground-floor frontage to, I think,  
16 like 25 percent of the offices or something.

17 Well, I think the unintended consequence  
18 of that strike-through language was implying  
19 that if -- if I'm next to Fred's residence and  
20 I'm on a local roadway, then I can line the  
21 entire thing with -- you know what I mean -- an  
22 office for a personal property self-storage.

23 So I think striking that and keeping it as  
24 is is pretty straightforward and is the right  
25 thing to do.

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1 The second one in the Cathedral, LaVilla,  
2 Brooklyn, Riverside, Church, Central Core,  
3 Southbank, and Sports & Entertainment districts  
4 will require ground floor retail or -- and that  
5 would include a restaurant. So really we  
6 want -- we still want the ground floor  
7 activated.

8 Recommendation 3, so in the Cathedral,  
9 LaVilla, Brooklyn, Riverside, Church, Central  
10 Core, Southbank districts. So those districts  
11 by and large we see lot of mixed use and  
12 residences, require that at least 25 percent of  
13 the total building in which the facility is a  
14 part be dedicated to uses unrelated to property  
15 storage.

16 So what we're saying is, we want to have  
17 mixed use in these buildings because the demand  
18 that a property storage facility promotes in  
19 terms of foot traffic is super low. So  
20 providing that we can have restaurant, retail,  
21 and office -- so those uses that have a strong  
22 driver to them -- we can still activate the  
23 frontage and we can still, hopefully, get the  
24 density that we need in downtown.

25 Finally, for Recommendation 4, in the

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1 Cathedral, LaVilla, Brooklyn, Riverside,  
2 Church, Central Core, Southbank, and Sports &  
3 Entertainment districts, no deviations or  
4 waivers from the design requirements will be  
5 permitted. In other words -- not that anyone  
6 in this room would ever do it, but some clever  
7 person might go in June for a grant of an  
8 exception, come back in July for a waiver of  
9 design requirements, and then remind the board,  
10 hey, you already approved this in June.

11 No. The exception has to be fundamentally  
12 based, and you will meet all the other design  
13 requirements in the ordinance code and in the  
14 design guidelines.

15 So that's our recommendation should the  
16 will of the board be to move this legislation  
17 forward. Procedurally, here is what's going to  
18 happen: Your recommendation will be forwarded  
19 to the Downtown Investment Authority. They  
20 will react to it, and they will forward a  
21 recommendation on to City Council.

22 Here's kind of where it gets convoluted  
23 for City Council. The Planning Commission will  
24 do the exact same thing.

25 So Councilman Ferraro will get one, two --

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1 three recommendations forwarded to him.  
2 Hopefully, they are all the exact same, but you  
3 never know.

4 So I'm here for any questions.

5 Thank you.

6 THE CHAIRMAN: Thank you, Mr. Parola.

7 Do we have an applicant presentation? It  
8 doesn't list one. I don't know if we're going  
9 to do one.

10 MR. PAROLA: Through the Chair, I think  
11 maybe an appropriate thing to do, in the whole  
12 spirit of the public comment, is allow  
13 Mr. Diebenow, who may have a vested interest in  
14 the outcome of this legislation --

15 THE CHAIRMAN: Okay. Yeah.

16 MR. DIEBENOW: Public comment was what I  
17 was going to say and that we're fine to do  
18 that.

19 My name is Steve Diebenow, 1 Independent  
20 Drive, Suite 1200.

21 This idea first started because at least  
22 our client noticed that there are several holes  
23 in the downtown in the service of self-storage  
24 facilities. And people ask why. The reason is  
25 because we have so much multifamily being built

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1 or planned in the future.  
 2 And so specifically on the Southbank, for  
 3 example, between the District, the River City  
 4 Brewing Company, SoBA, the Ventures development  
 5 project over in Baptist, you have got, you  
 6 know, a thousand or more units planned, not to  
 7 mention the Strand, the Peninsula, and all  
 8 the -- the Broadstone and the units that  
 9 already exist.

10 So with that need, I was asked to research  
 11 whether or not self-storage was permitted. And  
 12 it was only permitted in a portion of downtown,  
 13 not throughout downtown. And so, in working  
 14 with Ms. Boyer and several council members, we  
 15 did a market study. We have got -- shown that  
 16 there's a need. Obviously, I wouldn't be here  
 17 if our client didn't believe there's an  
 18 opportunity for a successful self-storage.

19 And so the question has always been, what  
 20 are the criteria that have to be met? And we  
 21 agree with everything that the staff mentioned  
 22 with regard to criteria except for one that  
 23 we'd like to talk just a little bit more about,  
 24 and that's Item Number 3.

25 So the other ones about increasing the  
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1 building and somewhere scattered among the  
 2 building are other uses, equating to 25 percent  
 3 of the building. We're just offering maybe  
 4 just a suggestion that there be a little bit  
 5 more precision. Twenty percent mixed use  
 6 throughout the building or 10 percent of  
 7 retail, which includes restaurants, only if  
 8 it's on the ground floor.

9 That complements and adds some precision  
 10 to the other requirements. In order to get a  
 11 zoning exception, for example, you have to have  
 12 ground floor activation. And there are  
 13 limitations. You don't get to count, for  
 14 example, the office that's the leasing office  
 15 for the self-storage facility.

16 So other than that -- which, again, to be  
 17 super-repetitive, 20 percent of mixed uses or  
 18 10 percent of retail uses, including  
 19 restaurants on the ground floor, would be what  
 20 we would recommend as a way to add some  
 21 additional color to drive the activity on the  
 22 ground floor because the self-storage use, the  
 23 great part about it -- and, obviously, I'm  
 24 biased at this point.

25 But the great part about the self-storage  
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1 landscaping, can't ask for deviations, exterior  
 2 appearance of the building, all of that is  
 3 terrific, but we wanted to see if maybe we  
 4 could get a little more precise on activating  
 5 the building.

6 So the way that it was proposed right now  
 7 is it -- say that 25 percent of the total  
 8 building is used for uses unrelated to personal  
 9 property or self-storage.

10 So our thought and what we would offer is  
 11 that -- as an alternative, that rather than  
 12 saying 25 percent of the total building would  
 13 be for uses unrelated to personal property or  
 14 self-storage, you could fulfill the same  
 15 activation requirement by requiring that at  
 16 least 20 percent of the total building in which  
 17 it's a part would be dedicated to mixed uses,  
 18 including office, residential, or retail. Or,  
 19 as an alternative, 10 percent of the ground  
 20 floor -- 10 percent of the total building on  
 21 the ground floor would be dedicated to retail  
 22 uses, which may include restaurants.

23 So rather than just -- if you have a  
 24 four-story building, say, on the bottom floor,  
 25 it has to be other uses; or a four-story

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1 use from the tenant's perspective, it generates  
 2 almost no traffic and it pays full taxes. So  
 3 there's no incentives. There's no deduction.  
 4 They pay their full freight. They don't have,  
 5 you know, a bunch of things that require  
 6 police, you know, calls or fire calls. There's  
 7 nobody having, you know, heart attacks in the  
 8 self-storage units in the middle of the night.

9 So it's a very benign use, but it's also  
 10 complementary to all the multifamily we have.  
 11 And it's something that we think would be a  
 12 great amenity and addition to downtown.

13 THE CHAIRMAN: Thank you, Mr. Diebenow.  
 14 I'll open it up to any other public  
 15 comments.

16 Ms. Mezini, if you've got hands raised.

17 MS. MEZINI: Ms. Powell has her hand  
 18 raised.

19 MS. POWELL: I just have a question. I  
 20 heard Guy talk about Riverside. Did you mean  
 21 Brooklyn or did you mean Riverside?

22 MR. PAROLA: Through the Chair, I meant  
 23 Brooklyn. I think somewhere down the line it  
 24 was like Brooklyn/Riverside District.

25 (Inaudible) be Brooklyn. But it's within our

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1 boundaries; it doesn't extend anywhere else.  
 2 MS. POWELL: So why would the Planning  
 3 Department be involved?  
 4 MR. PAROLA: Through the Chair, because  
 5 the Ordinance Code (inaudible) that way. I'm  
 6 not saying I agree with it. It's just the way  
 7 the Ordinance Code (inaudible) --  
 8 MS. POWELL: Okay. So this is just  
 9 downtown that you're talking about?  
 10 MR. PAROLA: Yes.  
 11 MS. POWELL: Okay. Thank you.  
 12 THE CHAIRMAN: Thank you.  
 13 And, Ms. Powell, for the record, state  
 14 your name and address.  
 15 MS. POWELL: I'm sorry.  
 16 Nancy Powell, 1848 Challen Avenue,  
 17 Jacksonville, Florida 32205.  
 18 THE CHAIRMAN: Thank you.  
 19 Ms. Mezini, any other public comments?  
 20 MS. MEZINI: No additional public  
 21 comments.  
 22 THE CHAIRMAN: Thank you.  
 23 So we'll move on to board comments here.  
 24 Mr. Loretta.  
 25 BOARD MEMBER LORETTA: I'd like to ask  
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1 that the -- at least at final, like we do with  
 2 deviations, right? You hear the deviation at  
 3 the time you hear final, you know. It seems to  
 4 make sense that you would hear the grant of the  
 5 exception at final. That makes sense to me,  
 6 but ...  
 7 BOARD MEMBER LORETTA: So that's perfect.  
 8 I feel like I heard you say something different  
 9 initially, so forgive me if I misunderstood.  
 10 So, Steve, I understand kind of your  
 11 Recommendation Number 3 and some of your  
 12 questions and comments. I mean, part of me was  
 13 almost thinking a different way, but then I got  
 14 thrown off by your 10 percent.  
 15 So part of me was like, well, what if we  
 16 were to -- you know, could you do -- could we  
 17 say 50 percent of the ground floor is activated  
 18 by a separate use? And so then that way, let's  
 19 say you have a building that may be deep or a  
 20 building that may not really, fully make sense  
 21 for a commercial use (inaudible) for the entire  
 22 size of that ground floor.  
 23 Then you could have commercial where it  
 24 makes sense and then the other person -- or the  
 25 other portion where it wouldn't. And then at  
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1 Mr. Parola a question and Mr. Diebenow a  
 2 question.  
 3 Mr. Parola, could we just force that they  
 4 get the exemption at the time of conceptual  
 5 approval? And so they can't get an exemption  
 6 and then later get conceptual approval? I  
 7 mean, shouldn't an exemption be associated with  
 8 the conceptual approval?  
 9 MR. PAROLA: So through the Chair, let me  
 10 do this. Let me respond to that through an  
 11 email to the board, because, quite frankly, I'm  
 12 sure the Ordinance Code offers us guidance on  
 13 that and I don't want to respond without  
 14 reading the Ordinance Code.  
 15 BOARD MEMBER LORETTA: Just on my end, I  
 16 guess I would think, like, the scenario you  
 17 brought up -- I mean, I feel as though the  
 18 board would give approval as an exception to  
 19 allow this use to occur based on the site plan  
 20 and architectural graphics. And so, to me, it  
 21 should be, like, hand in hand would be my  
 22 thought.  
 23 MR. PAROLA: Through the Chair, I would  
 24 imagine -- and, again, I'm going to confirm  
 25 this. But it only makes sense to make sure  
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1 least it's like -- you know, you're going to  
 2 have to have loading and the office for this,  
 3 so that's going to take a portion of the ground  
 4 floor. And then, you know, the remaining  
 5 portion becomes activated with some nonspecific  
 6 use.  
 7 So I was thinking that may be a simpler  
 8 way than what you described. I feel like I  
 9 kind of lost it a little bit.  
 10 MR. PAROLA: Well, actually -- do you  
 11 mind, Steve, if I respond to that?  
 12 MR. DIEBENOW: Sure. Go ahead.  
 13 MR. PAROLA: Through the Chair to Joe, you  
 14 already have a requirement that at least  
 15 50 percent of the street frontage shall be  
 16 devoted to a functional space for at least one  
 17 primary use unrelated to, you know, the  
 18 property storage.  
 19 What I think I heard Steve say -- and he  
 20 did say a lot of 10 percents, but this is kind  
 21 of what I think I heard him say. I think I  
 22 heard him say all the building -- so all of  
 23 this (inaudible), you know, functional ground  
 24 floor and everything, but instead of  
 25 25 percent, it would be 20 percent if it's a  
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1 mixed-use building; or conversely -- in other  
2 words, to get the same probably ITE trip demand  
3 you would get from office, 10 percent of the  
4 building square footage would have to be  
5 located on the ground floor as pure retail or  
6 restaurant.

7 So the goal -- what I think Steve is  
8 trying to get to is, if it's 20 percent office  
9 and you have a little bit of ground floor  
10 retail, you know your ITE says you get so many  
11 trips. But if you stick a fast casual or  
12 something on the ground floor that's -- you  
13 know, a restaurant like that, you could get the  
14 same amount of trips, same amount of people  
15 visiting a place that you would with 20 percent  
16 of office.

17 I think that's where he was going.

18 MR. DIEBENOW: Thank you very much.

19 Mr. Chair, if it's all right?

20 Yeah, what I was trying to do was to build  
21 in flexibility for different sites. So if you  
22 have a crazy long site and maybe you don't do  
23 10 percent of retail on the ground floor, you  
24 have this 20 percent mixed-use hurdle so you  
25 could add residential in the back.

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1 I mean, there's a lot of examples of  
2 residential and self-storage throughout the  
3 country, primarily in more dense, bigger  
4 cities, but there's also examples of retail  
5 exclusively on the ground floor with  
6 multifamily above it.

7 So I was trying to create two different  
8 ways to achieve the same goal, which is  
9 activating the space, but not just based on a  
10 percentage of the building being a use other  
11 than self-storage.

12 And yeah, the ITE code is a good proxy. I  
13 hadn't thought about it exactly that way, but  
14 that's a great -- you know, that's kind of what  
15 I was going for because the retail at  
16 10 percent of the building -- so if you have a  
17 100,000-square-foot building, you have to have  
18 10,000 square feet of retail on the ground  
19 floor. That would meet the retail hurdle in  
20 lieu of the 25 percent hurdle that staff read a  
21 few minutes ago. Or throughout that  
22 100,000-square-foot building, if you have  
23 20,000 feet of mixed use, which could be office  
24 and residential, as well as -- you still have  
25 to meet the ground floor activation requirement

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1 for zoning exception.

2 So you can't ignore that percentage, but  
3 it allows you flexibility that you maybe add  
4 residential units or add office space to the  
5 building in addition and get there another way.  
6 I was just trying to create to different ways  
7 to get to the end, which is to activate the  
8 building.

9 BOARD MEMBER LORETTA: I appreciate it.

10 And, if I may, I'll just ask one more  
11 question about it.

12 Guy, I understood what Mr. Diebenow said.  
13 I'm in support of this potential alteration.  
14 Do you see staff being reasonably supportive to  
15 this modified alteration?

16 MR. PAROLA: If it's the will of the  
17 board, we'll carry that will forward to the DIA  
18 and --

19 BOARD MEMBER LORETTA: So I understood  
20 what Mr. Diebenow still stated. Candidly,  
21 we're still forcing that 50 percent activation  
22 on the ground floor anyway. So my original  
23 intent basically is met as is. So I think  
24 we're good to go, from my perspective. I  
25 appreciate it.

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1 THE CHAIRMAN: Thank you.

2 Mr. Davisson.

3 BOARD MEMBER DAVISSON: Just -- in your  
4 recommendations, Guy, are we missing a  
5 district? This is blanket across the city,  
6 downtown, correct?

7 MR. PAROLA: There should be eight  
8 districts. In some of the conditions, I don't  
9 reference every single district because we have  
10 a Working Waterfront District. If by some -- I  
11 don't know, if somebody made the decision to  
12 put something next to a concrete batch plant,  
13 I'm not a hundred percent sure if seeking a  
14 deviation from the design criteria when next to  
15 a concrete batch plant is -- you know what I  
16 mean -- the highest and best. So that's why in  
17 some of the recommendations not all the  
18 districts are referenced.

19 BOARD MEMBER DAVISSON: Okay. I was just  
20 trying to find the consistency that we could  
21 come up with just across the board for the uses  
22 downtown. And I can't imagine doing a storage  
23 building where there wouldn't be -- the only  
24 real area that you could do something is on the  
25 grade. I don't see that you could do something

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1 above. But then, you think about it a little  
 2 further, there could be adaptive reuse  
 3 buildings where you have got -- take the top  
 4 floor, put some units.  
 5 So I think you have to have flexibility in  
 6 it somehow, and I think using the mixed use --  
 7 let's say if -- building downtown, especially  
 8 new construction, is going to be a real  
 9 challenge to do storage with how we put this  
 10 together, unless it's done well -- I mean,  
 11 really well. And I could see it -- again, I  
 12 could see it happening with some adaptive reuse  
 13 spaces.  
 14 So I think we have to be flexible, as  
 15 we've been discussing. I think it would be  
 16 more attractive if something really creative as  
 17 far as a mixed-use unit with storage would be  
 18 the best chance for it to go through.  
 19 That's all I'm saying. That's all.  
 20 THE CHAIRMAN: Thank you, Mr. Davisson.  
 21 Ms. Durden.  
 22 BOARD MEMBER DURDEN: Thank you very much.  
 23 I have some questions for Guy.  
 24 THE CHAIRMAN: Sure.  
 25 BOARD MEMBER DURDEN: Okay. So, Guy,  
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1 So these other things really become critical.  
 2 These other conditions that we're talking  
 3 about. Okay.  
 4 So let me -- I'm completely in agreement  
 5 with Recommendation Number 1. Recommendation  
 6 Number 2 -- Steve said he didn't have a problem  
 7 with Number 2.  
 8 Let me understand. It just -- is there --  
 9 does this mean that -- to require ground floor  
 10 retail/restaurant, does that mean the entire  
 11 ground floor?  
 12 MR. PAROLA: Through the Chair, no. It  
 13 just means that some component of the ground  
 14 floor has to have retail or a restaurant in  
 15 these districts because these districts are --  
 16 if we keep doing our job correctly and have a  
 17 lot of residents and a lot of foot traffic --  
 18 and that's what we're going to want to see.  
 19 BOARD MEMBER DURDEN: So then that really  
 20 makes Recommendation Number 3 the only kind of,  
 21 you know, line in the sand, if you will, as far  
 22 as what's going to be happening on the ground  
 23 floor.  
 24 I mean, you could have a level -- you  
 25 could have, you know, a small, you know, run in  
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1 first, could you repeat the current 50 percent  
 2 rule? Because I want to -- I'm concerned if it  
 3 just talks about street frontage or actually  
 4 talks about the ground floor of the building.  
 5 MR. PAROLA: Through the Chair, you're  
 6 spot on, which is why the 10 percent in the  
 7 area is referenced, because the requirement is  
 8 that at least 50 percent of street frontages  
 9 shall be devoted as functional space for at  
 10 least one primary use unrelated to,  
 11 nonaccessory to the self-storage facility.  
 12 So you have the linear frontage thing, but  
 13 this requirement kind of gives you an out  
 14 because it doesn't tell you how deep you have  
 15 to be, so you don't actually (inaudible).  
 16 BOARD MEMBER DURDEN: So the 50 percent --  
 17 that 50 percent of the street frontage of the  
 18 building, then, has to be unrelated to the  
 19 personal storage. So it's just a linear -- you  
 20 know, let's say your building is 100 feet wide  
 21 on a particular street frontage. That means  
 22 only 50 feet has to be in some nonpersonal  
 23 property.  
 24 MR. PAROLA: That's a true statement.  
 25 BOARD MEMBER DURDEN: And it has -- okay.  
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1 and get your sandwich and run back out, you  
 2 know, to -- as long as you had 50 feet in your  
 3 building. So --  
 4 MR. DIEBENOW: But your building would  
 5 also have to be either 10 percent of the total  
 6 building on the ground floor under my thought  
 7 or 20 percent of this entire building as mixed  
 8 use. So just adding a little grab-and-go for  
 9 50 feet probably isn't going to do it by  
 10 itself. You're going to have to do condos or  
 11 offices or retail or something else.  
 12 BOARD MEMBER DURDEN: Right. But I'm more  
 13 interested in what's happening and building  
 14 something in that's more -- got more teeth than  
 15 our current rule about the 50 percent of all  
 16 street frontage. I'm more interested in making  
 17 sure that a substantial part of the ground  
 18 floor -- and I don't really -- you know, I'm  
 19 not sure -- I mean, I agree that it might not  
 20 make sense to have the entire ground floor  
 21 because it could be way in the back, and who  
 22 cares about that?  
 23 But I think that the ground floor, you  
 24 know, is really where my interest -- my  
 25 personal -- my opinion, we should be looking.  
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1 So coming back to Steve's recommendations,  
2 as opposed to the 25 percent.

3 Steve, I think -- excuse me, I'll try to  
4 keep it to Guy. The 20 percent proposal is  
5 identical to the 25 percent proposal except  
6 it's just a lesser percentage?

7 MR. PAROLA: Through the Chair, that's a  
8 very true statement.

9 BOARD MEMBER DURDEN: Okay. And it really  
10 doesn't help us on the ground floor at all. I  
11 mean, not --

12 MR. PAROLA: Through the Chair, without  
13 the requirement that you tie a certain  
14 percentage of it or a minimum square footage to  
15 the ground floor, no, it doesn't.

16 I guess one could rely on the fact that  
17 we're requiring a restaurant or retail use on  
18 the bottom, that if somebody is going to build  
19 it, I'm assuming is going to want it occupied.  
20 And that's going to have to have some usable  
21 area to it.

22 BOARD MEMBER DURDEN: Right. And  
23 10 percent -- quite frankly, I'm a little  
24 concerned about 10 percent just not really  
25 maybe adequately, you know, addressing the goal

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1 of having the ground floor be substantially  
2 wrapped with -- and I use the word "wrapped" on  
3 purpose -- you know, with the activation.

4 I don't -- now that I have those questions  
5 answered, I don't have something right off the  
6 top of my head to suggest as an alternative,  
7 but I think if we could stay focused on a  
8 mandatory minimum -- and we all know what  
9 happens with mandatory minimums; they become  
10 the rule. So keeping that in mind, I think  
11 that's where we need to end up, with some kind  
12 of mandatory minimum percentage of the ground  
13 floor needs to be activated. And I'll leave it  
14 at that for now.

15 I have one other question regarding the  
16 districts. You said there's eight districts,  
17 and the only -- the most I come up with is  
18 seven.

19 Also, did you -- I think you did. You  
20 actually addressed the Sports & Entertainment  
21 not being in Number 3.

22 But is there eight -- are there eight?

23 MR. PAROLA: The Working Waterfront would  
24 be the eighth one. And because of its  
25 industrial nature, it kind of feels like it

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1 stands out with the rest of these, and maybe  
2 these requirements are not necessarily needed.

3 BOARD MEMBER DURDEN: So when I'm counting  
4 them -- Cathedral, LaVilla, Brooklyn, Church,  
5 Central Core, Southbank, and Sports,  
6 that's ...

7 MR. DIEBENOW: And Working Waterfront.

8 BOARD MEMBER DURDEN: Did I miss -- I put  
9 the Sports & Entertainment into one. I thought  
10 it is one, isn't it?

11 MR. PAROLA: It is one.

12 MR. DIEBENOW: The Working Waterfront is  
13 omitted.

14 THE CHAIRMAN: Mr. Allen.

15 BOARD MEMBER ALLEN: I need to disclose  
16 ex-parte communication with Mr. Diebenow.

17 I think flexibility is key here because  
18 after I talked to Mr. Diebenow, I asked him to  
19 send me some pictures of, you know, hey, what  
20 would a storage place in downtown look like?  
21 You know, I'm picturing what we see out in the  
22 suburbs. It's nothing we would want in our  
23 downtown. And, quite frankly, the two pictures  
24 that I got, I was blown away by the way that  
25 they look. They look really good. They were

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1 in other cities.

2 And so my point here is, yes, ground floor  
3 is one way to activate a building, but, you  
4 know, what if we want a rooftop restaurant or a  
5 rooftop bar as well? That may be another way  
6 to, you know, build in some flexibility, too,  
7 activating this space.

8 But that's my only comment. Thank you.

9 THE CHAIRMAN: Thank you, Mr. Allen.  
10 Mr. Brockelman.

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

13 I totally agree with what Mr. Allen just  
14 said. I think I would probably prefer either  
15 the 20 or 25 percent throughout the building,  
16 depending on where the board lands.

17 I also spoke with Mr. Diebenow. I want to  
18 declare that.

19 I like the idea of, on an exception basis,  
20 looking at these on -- you know, on a  
21 case-by-case basis. While self-storage isn't  
22 the sexiest type of development, I think it is  
23 needed. I know people who live downtown who  
24 utilize that. And it is true that there's a  
25 little bit of a hole in the Southbank.

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1 So I'm willing to support that, and I'll  
2 kind of defer to the rest of the board members  
3 on whether we go with 20 or 25.

4 THE CHAIRMAN: Thank you.  
5 Mr. Schilling.

6 BOARD MEMBER SCHILLING: Thank you,  
7 Mr. Chairman.

8 And I need to also declare ex parte. I  
9 did speak with Mr. Diebenow about this and  
10 talking through some of the percentages.

11 And, Steve, just so I'm sure I'm  
12 following, you're proposing that in 3, it would  
13 be put in as an either-or. So either you meet  
14 the 20 percent, or if you didn't meet the  
15 20 percent, then you could meet it with  
16 10 percent of the total building, then, on the  
17 ground floor?

18 MR. DIEBENOW: Correct. Yeah, that's  
19 exactly the thought.

20 BOARD MEMBER SCHILLING: Okay. And the --  
21 I know the 25 or the 20 percent, in my mind,  
22 assuming all the floors were the same size --  
23 you know, I've kind of evaluated it as, at  
24 25 percent you're basically saying one out of  
25 every four floors would have to be not

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1 we'd have to figure out how to deal with that  
2 later.

3 But anyway, that was my thinking on  
4 reducing from 25 to 20.

5 BOARD MEMBER SCHILLING: Okay. I do agree  
6 with Mr. Allen. Hopefully, we'll get some  
7 creative proposals here, and more flexibility  
8 is better. So I -- personally, I'm good with  
9 the either-or, and I think that I'm good with  
10 the 20 percent to share.

11 And then, Mr. Chairman -- through the  
12 chair to Guy, I want to make sure that I'm  
13 clear. So on Recommendation Number 1 in our  
14 staff report, in that section there's actually  
15 a strike-through and underline. So basically,  
16 if I understand it correctly, your  
17 recommendation is that we would not support the  
18 strike-through and underline that's in our  
19 package, and keep it as just public streets.

20 MR. PAROLA: Through the Chair, that is a  
21 true statement.

22 BOARD MEMBER SCHILLING: All right. And I  
23 support that. I agree with that as well. I  
24 think that's good.

25 Then the only -- the last comment I  
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1 mini-storage, or the 20 percent, it would be  
2 one for every five floors.

3 MR. DIEBENOW: Right. And so in the  
4 downtown area the reason why I thought, again,  
5 by reducing the square footage -- or the  
6 25 percent to 20 percent is for self-storage,  
7 you still do have a parking requirement. It's  
8 not in the Downtown Overlay, but the  
9 self-storage user is going to have a parking  
10 requirement. Plus, when you have a mix of  
11 uses, you're going to have a parking  
12 requirement.

13 And I talked with staff about including  
14 the vehicle use area to count towards the  
15 25 percent, and staff was resistant to that  
16 because that's kind of like mixing apples and  
17 oranges. So rather than saying the -- you  
18 know, the 5 percent, you know, gets you from  
19 the VUA or whatever, I'd just say, well, let's  
20 reduce the 25 to 20 to recognize that there are  
21 going to be cars parked around there.

22 And the rooftop bar example is another  
23 great one that I hadn't thought of, but, yeah,  
24 that would be another great example of --  
25 that's not in close square footage. I guess

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1 have -- and appreciate everybody's time.  
2 Through the Chair, I think this is also going  
3 to be to Guy.

4 On Recommendation Number 4, my only  
5 concern there is the second we don't allow  
6 deviations, the first application is going to  
7 end up needing a deviation, and we will  
8 legislate it ourselves into a corner.

9 So I guess my question is -- I don't know  
10 that I fully followed your example of, if  
11 somebody definitely needed a deviation, they  
12 would still be coming back to the board. So we  
13 could still deny it, right?

14 MR. PAROLA: I was exercising a bit of  
15 hyperbole --

16 BOARD MEMBER SCHILLING: Okay.

17 MR. PAROLA: -- because when -- and I  
18 think Susan or anybody who's written  
19 legislation understands that you have to write  
20 it to the nth degree sometimes and try to do  
21 your best to factor that in.

22 What I would say, being painted into a  
23 corner, is the Diebenows of the world are not  
24 the only people that communicated with me or we  
25 communicated with. We also communicated with

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1 neighborhood groups and things. And I think  
 2 sans that requirement, it's -- you're going to  
 3 get a lot of pushback. In other words, people  
 4 are going to say, thank you for granting me the  
 5 special exception. And now you're coming in  
 6 with a deviation that wipes out the pure intent  
 7 of why staff considered this acceptable or why  
 8 staff would recommend this in the first place.  
 9 BOARD MEMBER SCHILLING: Okay.  
 10 MR. DIEBENOW: And if I could, the reason  
 11 that -- at least in our case, that we don't  
 12 have a problem with that is because the ground  
 13 floor is going to be activated, and so we want  
 14 it to be consistent with the Overlay. The  
 15 practical effect really, depending on where you  
 16 locate it and how wide the sidewalk is, the  
 17 private property owner is going to be giving up  
 18 land. And we're going to provide the public  
 19 realm and the private realm with all the  
 20 amenities, the benches, the trash cans or  
 21 whatever.  
 22 But, at least in our case, we're going to  
 23 activate the ground floor. We want it to look  
 24 nice because we want that retail to blend in  
 25 with everything else downtown. More expensive,  
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1 gives up land, but at least that was our  
 2 thinking why we were totally fine with that.  
 3 BOARD MEMBER SCHILLING: Okay. Well,  
 4 that's helpful.  
 5 And then also through the Chair to Guy, I  
 6 guess one more question just also to clarify.  
 7 Is your -- is staff's thinking in not wanting  
 8 deviations is to make sure that somebody then  
 9 couldn't come back and try to get less than the  
 10 20 percent or 10 percent? Or was it everything  
 11 related to design, even, as Mr. Diebenow said,  
 12 to the benches, the streetscape?  
 13 MR. PAROLA: So through the Chair, by  
 14 putting that in there, it creates a very high  
 15 hurdle should somebody want to deviate. In  
 16 fact, it creates a legislative hurdle; they  
 17 have to go on to City Council. Sans that  
 18 requirement, they go through DDRB. DDRB says,  
 19 no, thank you. We're not going to grant any of  
 20 the waivers. Then they shop that to DIA, and  
 21 then they the continue to shop that.  
 22 By putting this inside of your zoning,  
 23 right, so inside the text of the zoning, that  
 24 creates a very high hurdle that requires you to  
 25 unring that bell. And the only way that gets  
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1 unrung is through further legislation.  
 2 BOARD MEMBER SCHILLING: Which would be  
 3 back at City Council?  
 4 MR. PAROLA: Which we are back at City  
 5 Council. So somebody must really, really,  
 6 really want a deviation if they are going to go  
 7 through that.  
 8 MR. DIEBENOW: But -- and again, the  
 9 deviation is, as to the design, the public and  
 10 private realms. It's not a deviation -- it  
 11 doesn't say you can't have a deviation from  
 12 anything.  
 13 MR. PAROLA: Well, that's exactly right.  
 14 (Simultaneous speaking.)  
 15 MR. DIEBENOW: It's specifically about the  
 16 appearance at the ground level, the ground  
 17 level experience, which is consistent with the  
 18 desire historically of this board to activate  
 19 the ground floor of the buildings. So it  
 20 doesn't say you can't get any deviation. It  
 21 just says you can't get that deviation.  
 22 MR. PAROLA: I don't care what floor  
 23 you're on.  
 24 MR. DIEBENOW: Right.  
 25 MR. PAROLA: Perfect.  
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1 MR. DIEBENOW: You don't care what floor  
 2 you're on getting a deviation.  
 3 MR. PAROLA: Don't get a deviation.  
 4 BOARD MEMBER SCHILLING: Yeah, I read it  
 5 as a deviation. So that's how I'm reading it.  
 6 Is that assuming --  
 7 MR. PAROLA: Mr. Diebenow is right. There  
 8 are two, essentially, master sections. One  
 9 addresses the public realm, sidewalks, so on so  
 10 forth. The other, the private realm. That's  
 11 all your building and design requirements that  
 12 you guys see every day.  
 13 BOARD MEMBER SCHILLING: So it would only  
 14 apply to the public realm?  
 15 MR. PAROLA: No. It's applying to both  
 16 public and private.  
 17 BOARD MEMBER SCHILLING: Everything?  
 18 MR. PAROLA: Right.  
 19 BOARD MEMBER SCHILLING: Okay.  
 20 MR. PAROLA: But what -- Steve, I think,  
 21 is trying to make a point. There may be a  
 22 deviation that none of us in sitting here for  
 23 the next 20 days could think about, and then  
 24 you stumble upon it. It's not buried inside  
 25 of, like, a design guideline. Then fair play.  
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1 BOARD MEMBER SCHILLING: All right.  
 2 That's very helpful.  
 3 THE CHAIRMAN: Let me finish with other  
 4 board comments first.  
 5 Mr. Jones.  
 6 BOARD MEMBER JONES: Thank you for this  
 7 discussion, too, because I know yesterday I was  
 8 running in circles here thinking about  
 9 percentages and the like. But, again, I agree  
 10 particularly with Board Members Brockelman and  
 11 Allen about flexibility being the key here.  
 12 I was a little bit concerned about boxing  
 13 us into percentages with these things because  
 14 the market often decides. I mean, the last  
 15 thing you want, too, is to have activated  
 16 ground floor retail that's all vacant, because  
 17 we're going out of our way to provide, you  
 18 know, so much retail. And the next time you're  
 19 ordering your stuff on Amazon, wonder why, you  
 20 know, we can't fill the spaces.  
 21 So I think that there's different ways to  
 22 activate the ground floor besides, you know, a  
 23 percentage of the retail uses. That's just  
 24 kind of, you know, thinking about it from a  
 25 long-term market standpoint.

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1 And likewise, I really appreciate the idea  
 2 of being able to activate other spots because  
 3 you're right, I've seen these, you know, in  
 4 other cities where they have, like, a rooftop  
 5 bar. So there's a lot of things.  
 6 And I guess the ability -- at least we  
 7 have the protection if we're going to see these  
 8 on a case-by-case basis. So there's an  
 9 opportunity to really, you know, go big on  
 10 these things and to explore some of -- you  
 11 know, make sure we get the good design,  
 12 flexibility, and creativity in there.

13 But that being said, I mean, if it's the  
 14 intent of this board that, look, we feel that  
 15 there needs to be something, you know, a  
 16 percentage on the ground floor, I mean, I can  
 17 live with that. But I do think that there's  
 18 other ways that you can activate these things  
 19 without, you know, mandating a minimum  
 20 percentage of retail in -- on a ground floor.

21 THE CHAIRMAN: Thank you, Mr. Jones.  
 22 Mr. Harden.  
 23 BOARD MEMBER HARDEN: (No response.)  
 24 THE CHAIRMAN: Did we lose Mr. Harden?  
 25 Council Member Ferraro, any comments?

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1 COUNCIL MEMBER FERRARO: Yeah, I think the  
 2 market would probably adjust it, like Mr. Jones  
 3 was saying.

4 But I would like to say, three hours,  
 5 she's only had a ten-minute break. You might  
 6 want to go a little easier on the stenographer.

7 THE CHAIRMAN: Noted for the record.  
 8 Ms. Grandin, please.

9 MS. GRANDIN: I'm the one that has to  
 10 redraft this, so -- and I don't have a copy of  
 11 this. So just for my understanding, is the  
 12 10 percent included in the 50 percent that's on  
 13 the ground floor or is it an additional, so it  
 14 would be 60 percent?

15 MR. DIEBENOW: May I read what the  
 16 condition that I -- I mean, I sent it to Guy  
 17 and I'll resend it to you as well. But I'll  
 18 just read what the modification would be to  
 19 Number 3, Condition Number 3 that Mr. Parola  
 20 read.

21 So it would say, "In the Cathedral,  
 22 LaVilla, Brooklyn/Riverside, Church, Central  
 23 Core, Southbank districts require that at least  
 24 20 percent of the total building in which the  
 25 facility is parked be dedicated to mixed uses

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1 (including office, residential, or retail) or  
 2 10 percent of the total building in which the  
 3 facility is parked be dedicated to retail uses  
 4 (which may include restaurants) located on the  
 5 ground floor unrelated to personal property or  
 6 self-storage facility."

7 MS. GRANDIN: Okay. So is that 10 percent  
 8 part of the 50 percent or in addition to the  
 9 50 percent?

10 MR. DIEBENOW: It's two different  
 11 measurements.

12 MR. PAROLA: Two different measurements.

13 MR. DIEBENOW: So the building -- again,  
 14 if the building is 100,000 square feet, your  
 15 ground floor has to be 10,000 square feet of  
 16 retail to meet this requirement, but then you  
 17 have a separate requirement in the exception  
 18 criteria that says that 50 percent of the  
 19 street frontage has to be a use other than the  
 20 self-storage use. So they're two different  
 21 things. I'm sure they overlap. They're not --

22 MS. GRANDIN: They could overlap?

23 MR. DIEBENOW: They could overlap.  
 24 They're not cumulative. The 50 doesn't go to  
 25 60 percent because the 50 percent is a

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1 measurement of the linear footage of the facade  
2 on the street. So they're two different  
3 percentages.

4 MS. GRANDIN: I understand what you're  
5 saying, but one could be included in the other  
6 if --

7 MR. DIEBENOW: Sure. Yes, if you are --  
8 well, we could get into the geometry of it, but  
9 if you have a 100,000-square-foot building and  
10 10,000 square feet's on the ground floor and it  
11 takes up an entire facade, you might have  
12 100 percent street frontage and 10 percent of  
13 the total building square footage. If you  
14 change that building footprint around, you  
15 might change those.

16 But you'd still have 10 percent of the  
17 total building. Your street frontage might  
18 change, but they're separate.

19 THE CHAIRMAN: Thank you, Mr. Diebenow.  
20 Does that help? Does that answer your  
21 question, Ms. Grandin?

22 MS. GRANDIN: Yes. So if that's what you  
23 guys voted on --

24 THE CHAIRMAN: We're not there yet.  
25 Mr. Loretta, you had more comments.

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1 MR. PAROLA: That's a true statement.

2 That's a very true statement.

3 BOARD MEMBER LORETTA: So there is the  
4 possibility that we could put ourselves into a  
5 little bit of a hole on some parts by having  
6 that in the criteria. But if we're cool with  
7 that, then we're cool with it.

8 THE CHAIRMAN: I think I'll add a few  
9 comments. I mean, I think having a high bar  
10 for this is okay. I mean, we would like to not  
11 have a lot of them. I think we would like to  
12 have some that are tastefully designed, that  
13 have some mixed-use components to them and have  
14 some strong activation. Those would be okay  
15 and that meet the high bar of the design  
16 criteria. I think those are all perfectly  
17 okay.

18 We have -- just kind of judging by the  
19 board's comments, it looks like we have got  
20 potentially some conflicts between groups that  
21 might be okay with deviations sought by  
22 Mr. Diebenow and some that may not. So I'll  
23 give maybe one more chance to comment, and then  
24 I'll open it up for motions.

25 So would anybody else like to add any

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1 BOARD MEMBER LORETTA: Yeah, I'm sorry.  
2 I just wanted to follow up on our engineer  
3 down there -- I can't think of his name right  
4 now -- his comment regarding the exceptions or  
5 whatever.

6 So like 1037 Hendricks, we just had kind  
7 of this parking lot issue, and it required the  
8 landscape, you know, variance or landscape  
9 waiver. But if we were to have an existing  
10 condition with kind of a similar criteria,  
11 basically -- you know, let's say the existing  
12 building was four stories tall where they could  
13 just go in and, boom, put a storage there, we  
14 wouldn't have been able to approve it. And  
15 that's really where the concern of the  
16 exception being -- you know, the comment  
17 Number 4 -- I keep saying exception, but the  
18 deviation waiver would be a concern.

19 So basically, in the end, if this project  
20 was one building, four stories tall, but  
21 because they only had 5 feet because of the  
22 parking and this, that and the other, we would  
23 say, tough, you have got to go get City Council  
24 approval because you can't get a waiver; is  
25 that correct?

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1 additional comments?

2 BOARD MEMBER LORETTA: If I may, I guess,  
3 I just -- if we think about it, a lot of this  
4 comes down to the way the building size and  
5 shape -- and so on and so forth. I mean, even  
6 candidly, you know, 20 percent. Let's say  
7 you're -- depending on the size of the  
8 building, 20 percent may be super difficult to  
9 even accomplish to some extent when you have to  
10 have a portion of the ground floor basically be  
11 servicing the mini-storage.

12 And so I think forcing at least 10 percent  
13 retail at least, you know, allows the ability  
14 for them to come away with the ability to make  
15 this happen because it just depends on the  
16 actual physical size of that building if you  
17 have a ten-story tall building, you know,  
18 versus a four-story versus a five-story, all  
19 sorts of stuff.

20 So I really think we need to allow a  
21 little bit more flexibility. And I feel like  
22 10 percent dedicated -- you know, I mean, if  
23 you want to make it more strict, then make it  
24 10 percent for restaurant versus retail. But,  
25 you know, I feel like we've got to be a little

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1 bit more flexible there.  
 2 THE CHAIRMAN: Thank you, Mr. Loretta.  
 3 Mr. Davisson.  
 4 BOARD MEMBER DAVISSON: I think the  
 5 language -- what we're trying to do is create  
 6 some language that covers every possible  
 7 scenario in downtown, I think, with this type  
 8 of use. If it can't meet the criteria without  
 9 a deviation, then the property is not meant for  
 10 it. That's all.  
 11 THE CHAIRMAN: Any other comments?  
 12 Ms. Durden.  
 13 BOARD MEMBER DURDEN: Thank you.  
 14 I think the conversation and discussion  
 15 has been very helpful. And I definitely hear  
 16 the concern about trying to set a minimum  
 17 percentage on the ground floor. I hear that.  
 18 So I think I can live with, you know,  
 19 the -- either the 20 or 25 percent throughout  
 20 the building dedicated to mixed uses or the  
 21 10 percent, recognizing that the 20 or  
 22 25 percent throughout the building -- the only  
 23 thing that protects the ground floor, then, is  
 24 the linear foot, the 50 percent of the linear  
 25 feet requirement that exists currently.

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1 So, you know, it's a little dicey because  
 2 I do think that somebody will say, well, I  
 3 don't really -- I don't want to do much on the  
 4 ground floor. So -- but I'm willing to go  
 5 along if the majority of the board members feel  
 6 like that's the right choice. Let's see how it  
 7 works. You know, that might be, you know, one  
 8 way to address it.  
 9 So in conclusion, keep 1, 2, and 4 the way  
 10 that Guy has proposed them. And in Number 3,  
 11 go with the -- I can live with either 20 or  
 12 25 percent, but go with the option.  
 13 Then there was one other thing. In  
 14 Recommendation Number 4, I want to make sure  
 15 that the deviations and waivers from the design  
 16 requirements are permitted, that that would  
 17 also include any district-specific design  
 18 guidelines also.  
 19 MR. PAROLA: Through the Chair,  
 20 absolutely. In fact, most of them are  
 21 district-related.  
 22 BOARD MEMBER DURDEN: And I think I'm very  
 23 comfortable prohibiting -- you know, no  
 24 deviations.  
 25 Thank you.

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1 THE CHAIRMAN: And if there are no other  
 2 comments -- or if there are other comments, I'm  
 3 happy to take them. If not, I'm also happy to  
 4 take a motion.  
 5 BOARD MEMBER SCHILLING: Mr. Chairman, I  
 6 was going to try a motion if you're okay, if  
 7 all the board members are good.  
 8 I was going to move that we enact or  
 9 recommend an action of these changes in this  
 10 ordinance, accepting Recommendation Number 2 --  
 11 I'm sorry, Number 1, Number 2, and Number 4 as  
 12 recommended by staff; and accepting  
 13 Recommendation Number 3 with the changes as  
 14 proposed, changing the 25 percent to 20 percent  
 15 of the total building as stated by  
 16 Mr. Diebenow; and adding as an option the  
 17 verbiage that was also proffered, adding the  
 18 "or 10 percent of the total building area being  
 19 on the ground floor and dedicated to retail,  
 20 which may include restaurant."  
 21 BOARD MEMBER LORETTA: Second.  
 22 THE CHAIRMAN: We have a motion.  
 23 Is there any discussion on the motion  
 24 before we move straight to a second?  
 25 BOARD MEMBERS: (No response.)

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1 THE CHAIRMAN: Okay. I'll take second.  
 2 BOARD MEMBER LORETTA: Second.  
 3 THE CHAIRMAN: Second from Mr. Loretta.  
 4 All those in favor of recommending the  
 5 ordinance put forth, please say aye.  
 6 BOARD MEMBERS: Aye.  
 7 THE CHAIRMAN: Any opposed?  
 8 BOARD MEMBERS: (No response.)  
 9 THE CHAIRMAN: Great. Thank you.  
 10 MR. DIEBENOW: Thank you.  
 11 THE CHAIRMAN: We'll move on to any old  
 12 business.  
 13 Does any board member have any old  
 14 business for staff?  
 15 I do have one question.  
 16 MS. RADCLIFFE-MEYERS: I'm sorry, Chairman  
 17 Lee. I just wanted to remind everybody, before  
 18 we all went on holiday break we had talked  
 19 about that we were going to set up a committee  
 20 to discuss the ordinance, look at some specific  
 21 items that I think keep coming up, you know,  
 22 during our meetings. So I just wanted to let  
 23 everybody know that I will be setting that up  
 24 within the next couple of weeks.  
 25 Again, it's -- this is not, you know, a

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1 rewrite of the entire ordinance. This is just  
 2 going to be looking at a couple of sections  
 3 that I think we need to get addressed. So I  
 4 just wanted to remind everybody. So just look  
 5 out for the email.  
 6 THE CHAIRMAN: Thank you.  
 7 And if anyone hasn't recommended yet and  
 8 wants to, please do. And then we'll try and  
 9 set that up.  
 10 BOARD MEMBER DURDEN: Mr. Chairman, I have  
 11 a question about that.  
 12 THE CHAIRMAN: Okay.  
 13 BOARD MEMBER DURDEN: I happened to open  
 14 and review the DIA workshop things. How is  
 15 that, what the DIA is looking at in the BID and  
 16 the CRA, going to be -- will the changes that  
 17 the committee may be working on then go and  
 18 modify? Or are we only -- would the committee  
 19 only be looking at the Ordinance Code  
 20 provisions?  
 21 MR. PAROLA: Through the Chair, we would  
 22 only be looking at the Ordinance Code.  
 23 BOARD MEMBER DURDEN: Okay. Got it.  
 24 Thank you.  
 25 THE CHAIRMAN: Ms. Grandin, we were  
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1 looking for some additional clarifications on  
 2 conflicts of interest at our last board  
 3 meeting. If you have sent something out on  
 4 that, I haven't received it. Could you resend  
 5 it? If not, could you please submit it to the  
 6 board?  
 7 MS. GRANDIN: Through the Chair to the  
 8 committee, I have not sent anything out. I  
 9 could tell you verbally, and then I'm working  
 10 on a memo for it.  
 11 There was a couple of questions that I put  
 12 to Kirby Oberdorfer. And here are my questions  
 13 to her. And I was asking if there was a voting  
 14 conflict. So that was a question put to me, I  
 15 think. Not an overall conflict, where you  
 16 wouldn't even be able to serve on the board,  
 17 but a voting conflict that comes up quite  
 18 often.  
 19 Does a voting conflict occur -- if the  
 20 company they have done work for in the past now  
 21 comes before the board for design approval, is  
 22 that a conflict?  
 23 No. That's not a conflict. However, if  
 24 they -- so they have no current projects with  
 25 the company -- which is a developer usually --  
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1 and they have in the past, but might into the  
 2 future, if you have had discussions with the  
 3 company about doing further work for them  
 4 that's coming up here before you, then that is  
 5 a voting conflict and you can't vote.  
 6 So if you or your company is presently  
 7 doing work for the developer but not on the  
 8 project that's up, that's still a voting  
 9 conflict.  
 10 Was there another situation you wanted me  
 11 to look at?  
 12 BOARD MEMBER ALLEN: I have one.  
 13 What about someone like myself that's  
 14 outside of a development professional? What if  
 15 my firm does representation for a client not on  
 16 a development issue, but just on something  
 17 completely separate and apart?  
 18 Like, for instance, one of my partners is  
 19 representing Company X on a litigation  
 20 commercial dispute, but Company X is in front  
 21 of us at this board. What would happen in that  
 22 scenario?  
 23 MS. GRANDIN: I think that will still be a  
 24 voting conflict because it's the relationship  
 25 between the board member and the company. So  
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1 it's the company as a whole.  
 2 And there was a memo that Kirby provided  
 3 to the DIA about this issue, so I could provide  
 4 that to you and just put, you know, DDRB  
 5 instead of DIA.  
 6 (Simultaneous speaking.)  
 7 MS. GRANDIN: So I'll send that out to  
 8 you, but those are very good questions.  
 9 THE CHAIRMAN: Thank you.  
 10 MS. GRANDIN: They were very good  
 11 questions.  
 12 THE CHAIRMAN: Any additional old  
 13 business?  
 14 Mr. Davisson.  
 15 BOARD MEMBER DAVISSON: Just quickly,  
 16 since it was in the past, I forgot to declare  
 17 that I had a discussion with Mr. Diebenow on  
 18 the storage ordinance.  
 19 THE CHAIRMAN: Thank you.  
 20 We'll move to new business.  
 21 BOARD MEMBERS: (No response.)  
 22 THE CHAIRMAN: We're adjourned.  
 23 Thank you.  
 24 (The foregoing proceedings were adjourned  
 25 at 5:42 p.m.)  
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CERTIFICATE OF REPORTER

STATE OF FLORIDA)  
)  
COUNTY OF DUVAL )

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 January 2022.

\_\_\_\_\_  
Diane M. Tropa  
Florida Professional Reporter

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