

AMMENDED RESOLUTION 2021-07-01

A RESOLUTION OF THE DOWNTOWN DEVELOPMENT REVIEW BOARD (“DDRB”) RECOMMENDING THAT THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) AMEND THE DOWNTOWN DESIGN GUIDELINES AS MORE FULLY IDENTIFIED HEREIN; IMPLEMENTING THESE GUIDELINES IN THE INTERIM FOR REVIEW OF PROJECTS WITHIN THE CATHEDRAL DISTRICT UNTIL SUCH TIME AS THESE GUIDELINES ARE ADOPTED INTO THE DOWNTOWN DESIGN GUIDELINES; FINDING THAT THE GUIDELINES CONTAINED HEREIN ARE CONSISTENT WITH AND IN FURTHERANCE OF THE BUSINESS INVESTMENT AND DEVELOPMENT PLAN INCLUDING THE NORTHBANK DOWNTOWN COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 656.361.9.C *Powers and Duties*, the DDRB is authorized to “review and make recommendations as necessary to the DIA with respect to these Downtown District Regulations, the Downtown Design Guidelines, the Downtown Streetscape Design Guidelines, and the Riverwalk Park Design Criteria and related development standards and guidelines, including proposed amendments or revisions thereto”; and

WHEREAS, the DIA is under contract with GAI Consultants to update the Design Guidelines as part of the Business Investment Development Plan; and

WHEREAS, the Cathedral District – Jax, Inc., a Community Development Corporation adopted the guidelines contained in Section 2 of this Resolution, and have asked that DDRB and DIA do likewise; and

WHEREAS, the amendments to the Downtown Design Guidelines identified in Section 2 of this Resolution have been reviewed by DDRB Staff and the DIA consultant and found them to be consistent with and in furtherance of the Chapter 656, Part 3, Subpart H, including the standards specific to the Cathedral District; and

WHEREAS, the amendments to the Downtown Design Guidelines identified in Section 2 of this Resolution have been reviewed by DDRB Staff and found consistent with and in furtherance of the Business Investment Development Plan and the Northbank Community Redevelopment Area Plan; and

WHEREAS, the Downtown Design Guidelines are a lens by which the DDRB reviews development and redevelopment projects; and

WHEREAS, the update of the Downtown Design Guidelines currently being undertaken as part of the Business Investment Development Plan and the Northbank Community Redevelopment Area Plan updates is anticipated to be completed by November 1, 2021; and

WHEREAS, until such time as the Downtown Design Guidelines are amended, the DDRB finds it appropriate to make known through adoption of this Resolution that within the Cathedral District those amendments to the Downtown Design Guidelines identified in Section 2 will be a lens by which projects will be reviewed, noting that they complement, not supplant, the regulatory requirements contained in Chapter 656, Part 3, Subpart H,

NOW THEREFORE, BE IT RESOLVED, by the Downtown Development Review Board:

Section 1. The DDRB finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DDRB recommends to the DIA that the following be incorporated into the Downtown Design Guidelines as amendments thereto, and in the interim the DDRB shall use the following as guidelines by which to review projects within the Cathedral District, noting that these are to complement and not supplant Downtown-wide Design Guidelines and those regulations within Chapter 656, Part 3, Subpart H:

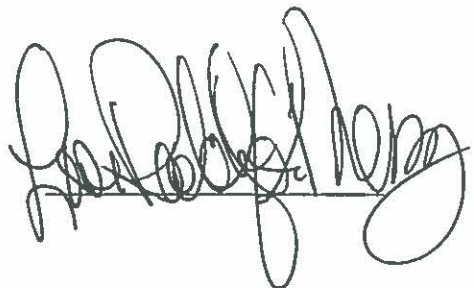
- Historic buildings and structures should have “breathing room” around them to preserve their scale and significance.
- New development should have an urban vs suburban scale and design.
- Focus should be on a neighborhood-feel for both residential and commercial.
- Commercial and residential should look different in orientation to street, vary in building form in height, juxtaposed in/out frontage.
- Façade should be “articulated” i. e. façade should be undulated, not flat frontage; should present as an urban neighborhood.
- Newer building materials are desired for practical cost implementation but should respect and ~~mimic~~ the historic neighborhood.
- Height waivers are acceptable if 150 ft away from churches and historic building.
- New development outside 150 ft radius should be encouraged to terrace or step-down height as it approaches historic churches.
- Use the unusual District topography, of a 10 ft drop from its center, for development advantage, such as underground parking, recreation or retail.
- Recognize the “grey tone” and brick of the historic buildings to blend façade finishes, landscape, fencing, and in general blend with the color pallet for new construction.
- Minimize parking garage view from street frontage; hide façade of building.

Section 3. This Resolution, 2021-07-01, shall become effective on the date it is signed by the Chair of the DDRB Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY



Trevor Lee, Chairman

9/29/21

Date

VOTE: In Favor: 6 Opposed: 0 Abstained: 1