

CITY OF JACKSONVILLE
DOWNTOWN INVESTMENT AUTHORITY
BOARD MEETING

Proceedings held on Wednesday, March 20, 2019,
commencing at 2:12 p.m., at the Ed Ball Building, 214
North Hogan Street, 8th Floor, Jacksonville, Florida,
before Diane M. Tropaia, FPR, a Notary Public in and for
the State of Florida at Large.

BOARD MEMBERS PRESENT:

CRAIG GIBBS, Acting Chairman.
RON MOODY, Secretary.
TODD FROATS, Board Member.
MARC PADGETT, Board Member.
BRAXTON GILLAM, Board Member.
CAROL WORSHAM, Board Member.

ALSO PRESENT:

BRIAN HUGHES, Interim Chief Executive Officer.
LORI BOYER, City Council Member.
GUY PAROLA, DIA, Redevelopment Manager.
JOHN SAWYER, Office of General Counsel.
KAREN UNDERWOOD-EILAND, Executive Assistant.

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1 MR. PAROLA: Thank you, Mr. Chairman.
2 To the board, Resolution 2019-03-02, this
3 is an allocation of development rights and it's
4 for the Wolfson Children's Hospital Center.
5 The reason Karen kind of jumped the gun a
6 little bit is there's a presentation by the
7 architect and their representatives here that I
8 think they would like to give, and I would like
9 them to give it because I want you to see what
10 an amazing building it is. And it's not just
11 me saying that. At the last week's Downtown
12 Development Review Board, this went through
13 conceptual and final in one swoop and got
14 nothing but positive comments.
15 The location of this -- and they will show
16 it to you on their slides -- is where they had
17 a former, kind of antiquated parking structure.
18 It's been taken down. They're now building a
19 beautiful building that they're showing, and it
20 goes to the Wolfson's Children's Hospital, and
21 they're looking for an allocation of 260,000
22 square feet of office development rights, of
23 which we have a surplus of office development
24 rights in the Southside Component Area of the
25 Downtown Development of Regional Impact. These
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1 P R O C E E D I N G S
2 March 20, 2019 2:12 p.m.

3 THE CHAIRMAN: We will start the Downtown
4 Investment Authority board meeting. Has
5 everyone had an opportunity to look at the
6 minutes of the February 20th meeting?
7 BOARD MEMBERS: Yes.
8 THE CHAIRMAN: Can we get a motion to
9 approve?
10 BOARD MEMBER MOODY: So moved.
11 BOARD MEMBER FROATS: Second.
12 THE CHAIRMAN: Properly moved and
13 seconded.
14 Any further discussion?
15 BOARD MEMBERS: (No response.)
16 THE CHAIRMAN: Hearing none, all those in
17 favor of the minutes as written signify by
18 saying aye.
19 BOARD MEMBERS: Aye.
20 THE CHAIRMAN: Any opposition?
21 BOARD MEMBERS: (No response.)
22 THE CHAIRMAN: Show it unanimous.
23 The next item on the agenda is Resolution
24 2019-03-02, Baptist allocation of development
25 rights.
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1 are nothing new. You all see these almost on a
2 monthly basis sitting as the master developer
3 for downtown.
4 And I will just add this kind of little
5 segue, that the scope of services you all
6 approved last month for a consultant to move
7 the DRI along and give us something useful goes
8 to the Professional Services Evaluation
9 Committee tomorrow. So we'll hopefully get
10 that on the street sooner than later.
11 The specifics of this resolution were in
12 your packet in the form of a memorandum, as
13 well as the resolution, and it has some
14 performance standards in there.
15 And unless anyone has specific questions
16 for me, if it pleases the chair and the board,
17 maybe the applicant could give their
18 presentation.
19 THE CHAIRMAN: Please introduce who will
20 do that.
21 MR. PAROLA: It looks like Mr. Harden is.
22 THE CHAIRMAN: Okay.
23 (Mr. Harden approaches the podium.)
24 THE CHAIRMAN: Please identify yourself,
25 name and address.
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1 MR. HARDEN: Yes, sir.
 2 Paul Harden, 501 Riverside Avenue.
 3 I represent the board of directors of
 4 Baptist Medical Center. And I have with me
 5 Frank Brooks, who is the architect.
 6 I know you guys have a lot to do today --
 7 and ladies, sorry -- so we'll make this quick.
 8 It's a 260,000-square-foot intensive care unit
 9 for neonatal and pediatric patients. It's,
 10 quite frankly, a spectacular building.
 11 I don't know how you work that, so how do
 12 you turn it on?
 13 And we'll rush through these pictures, but
 14 there is -- this is an overhead view
 15 (indicating). It's actually a new downtown --
 16 I mean, front door to the downtown campus of
 17 Baptist Medical Center. As you know, Baptist
 18 operates facilities on the -- at the Southside
 19 point -- area of town, at the beaches and
 20 Nassau County. We've been adding square
 21 footage to all of those.
 22 We're on a little peninsula here, so we
 23 have to be judicious in how the -- use the land
 24 at this location, but if you've been to Baptist
 25 Hospital and you're used to coming down
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1 driveway to the building.
 2 This is a view of it at night from the
 3 interstate (indicating). You kind of see --
 4 help with locating of the other buildings on
 5 the site, but it's a -- will also be kind of
 6 the front door of Jacksonville as you come in
 7 the interstate at that location on the
 8 Palm Avenue entrance.
 9 This is, obviously, an overhead view of
 10 that same location during the day showing the
 11 recently completed parking garage that was
 12 built at that location. And you can -- you can
 13 see right across Palm Avenue a bridge-way
 14 between the parking garage and the new neonatal
 15 facility that we have a pending request with
 16 the City for -- for an easement there or a
 17 (inaudible) easement.
 18 The City also has in there, upcoming,
 19 three years of budgeting, a redo of the
 20 Palm Avenue entrance that runs under that
 21 bridge at that location. Again, a new entryway
 22 both to Baptist and the city of Jacksonville.
 23 (Council Member Boyer enters the
 24 proceedings.)
 25 MR. HARDEN: Just different angles of that
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1 Prudential Drive into the -- the turnaround
 2 there, that turnaround will go away. There
 3 will be a beautiful seven-story neonatal
 4 facility placed in that location and it will
 5 also be the new front door.
 6 This is just the zoning map of the area
 7 indicated. It's the CBD zoning district.
 8 Next one, please.
 9 And then the -- sorry, that was the land
 10 use map. This is the zoning map for the same
 11 area indicated. We're in a PBF-2 zoning
 12 category.
 13 This is an angle from Prudential Drive as
 14 you come up to the building (indicating).
 15 You'll note the pavilion, the existing facility
 16 and the Howard Building in the rear to help you
 17 locate it. The building, much like the
 18 recently completed M.D. Anderson facility, has
 19 a glass fascia on it. This has a different
 20 type of glass. It looks -- they have an
 21 architect's name for it. I call it
 22 cracked-looking glass. That's the lawyer term
 23 for it. But it deals with the heat elements
 24 that we have in that location. It's a
 25 spectacular view as you come up the front
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1 same building, and then there's the pedestrian
 2 bridge that we were -- that I was earlier
 3 referencing.
 4 The architectural highlights of that
 5 bridge are intended to be an homage to the city
 6 of Jacksonville.
 7 I bet Councilwoman Boyer (inaudible) --
 8 but this is Councilwoman's Boyer's district.
 9 She's been very helpful in all the activity
 10 we've undertaken at the Baptist facility.
 11 I think we have one more. That's the
 12 bridge -- renderings of the bridge. It's an
 13 overhead of the Palm Avenue redo, if you will.
 14 And, again, Lori has -- Councilwoman Boyer
 15 has been very helpful with the Palm Avenue
 16 activity. It's a new widened road, but it also
 17 has 12-foot-wide pedestrian areas, which allow
 18 for both ped and bike activity at that location
 19 and additional landscaping along the road.
 20 And that's it.
 21 So having rushed through that, I'll be
 22 happy to answer any questions anyone has, but
 23 we want to give you a flair for the work
 24 that -- the beauty of the facility as well as
 25 the significance of what will go on inside,
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1 taking care of kind of the most vulnerable of
 2 the vulnerable that we have at Baptist, and
 3 being a -- an offset of the existing Wolfson's
 4 Children's Hospital and add to Jacksonville and
 5 the --
 6 This facility won't be used just by local
 7 folks. It will be regional in nature and
 8 provide care and will bring a lot of folks,
 9 much like M.D. Anderson will, into this area
 10 for healthcare services.
 11 With that, I'll be happy to answer
 12 questions, as will Mr. Brooks.
 13 THE CHAIRMAN: Mr. Moody, questions for
 14 Mr. Harden?
 15 BOARD MEMBER MOODY: No questions. Just a
 16 great comment that this is perfect for that
 17 area. It continues to just enhance the overall
 18 exposure that we have for the city.
 19 THE CHAIRMAN: Thank you.
 20 Mr. Padgett.
 21 BOARD MEMBER PADGETT: I've got no
 22 comments other than the building is beautiful
 23 too, Paul. It looks great.
 24 MR. HARDEN: I'd like to tell you I
 25 designed it, but Mr. Brooks -- in fact, if he
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1 wasn't here, I would tell you that I designed
 2 it.
 3 BOARD MEMBER PADGETT: I have no other
 4 comments.
 5 THE CHAIRMAN: Ms. Worsham.
 6 BOARD MEMBER WORSHAM: We might not
 7 believe that you designed it, but --
 8 MR. HARDEN: Shocking.
 9 BOARD MEMBER WORSHAM: After serving with
 10 DDRB and working through some of the issues
 11 with the parking garage and the realignment of
 12 Palm Avenue and all the things that are going
 13 on down there at Baptist, it's really wonderful
 14 to see the investment that they're making in
 15 our community and it's a very positive trend,
 16 so thank you.
 17 MR. HARDEN: Just a comment, now that you
 18 mentioned the DDRB. We went through the DDRB
 19 process in a one-step process because we were
 20 ready to move on the site. They were very
 21 helpful. We went through this presentation a
 22 lot slower at that time, and they had some
 23 comments, but most of them were -- we've been
 24 to the dance before and knew when -- what
 25 people were looking for, and I think this new
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1 design answers questions that have been raised
 2 earlier in the --
 3 BOARD MEMBER WORSHAM: The circulation and
 4 the wayfinding and just the presence of the
 5 building itself is a great improvement and I
 6 think a good entranceway for Jacksonville.
 7 MR. HARDEN: Thank you.
 8 BOARD MEMBER FROATS: No questions.
 9 BOARD MEMBER GILLAM: I would just add, I
 10 mean, Jacksonville is extremely fortunate on
 11 one more occasion to have Baptist as a partner.
 12 I mean, the wonderful things they do in our
 13 community, and the door to the South Bank, I
 14 mean, what a beautiful opportunity. I think
 15 we're very fortunate and thank Baptist for
 16 being here.
 17 MR. HARDEN: Thank you.
 18 THE CHAIRMAN: Start date?
 19 MR. HARDEN: Start?
 20 THE CHAIRMAN: Start date?
 21 MR. HARDEN: We're waiting on you.
 22 THE CHAIRMAN: Tomorrow?
 23 MR. HARDEN: There's activity ongoing now
 24 in anticipation of it, but it will be months,
 25 not years. In fact, I'll make a little side
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1 bet on an apartment complex that you guys tried
 2 to stick in our neighborhood, a little slower,
 3 but we finished taking patients in long before
 4 you guys will be -- they'll be renting out at
 5 that location, although we've reached a
 6 resolution, so --
 7 MR. HUGHES: Quit while you're ahead
 8 doesn't --
 9 MR. HARDEN: But it's a function of
 10 getting design activity done, but it's -- it's
 11 moving quickly. It's needed for the patient
 12 load that we have now. And, you know,
 13 construction in that constrained area goes a
 14 little slower than normal, but if you recall
 15 how quickly the M.D. Anderson facility went up
 16 once it got started, we'll have that same path.
 17 Frank, do you have a start date?
 18 MR. BROOKS: We're doing kind of a formal
 19 ground breaking --
 20 THE CHAIRMAN: Sir.
 21 MR. BROOKS: -- May 6th, but --
 22 THE CHAIRMAN: Sir, could you identify
 23 yourself?
 24 MR. HARDEN: I'm sorry, I was --
 25 (Simultaneous speaking.)
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1 MR. HARDEN: Frank Brooks. He's our
2 architect. So the Monday after the Kentucky
3 Derby we're going to have a ground-breaking.
4 THE CHAIRMAN: Very good.
5 Can we get a motion?
6 BOARD MEMBER PADGETT: So moved.
7 BOARD MEMBER WORSHAM: Second.
8 THE CHAIRMAN: Properly moved and seconded
9 that we approve this resolution.
10 Any public comment on this resolution,
11 2019-03-02?
12 AUDIENCE MEMBERS: (No response.)
13 THE CHAIRMAN: Seeing none, all those in
14 favor signify by saying aye.
15 BOARD MEMBERS: Aye.
16 THE CHAIRMAN: Any opposition by like
17 sign.
18 BOARD MEMBERS: (No response.)
19 THE CHAIRMAN: Passed unanimous.
20 Thank you.
21 MR. HARDEN: Thank you.
22 THE CHAIRMAN: The next item is Resolution
23 2019-03-03, downtown banners.
24 BOARD MEMBER MOODY: Okay. Another report
25 from our committee.
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1 On February 26th, the Strategic
2 Implementation Committee, we voted to bring to
3 the DIA governing board a recommendation that
4 we replace the existing banners -- many of you
5 have seen the banners downtown -- utilizing the
6 same design, approved and attached, and install
7 new banners within the Cathedral District. The
8 cost of that is going to be somewhere between
9 30- and \$35,000.
10 In order to fund this endeavor, we're
11 requesting that 35,000 be transferred from the
12 Northbank Retail Enhancement Program, which
13 currently has an unencumbered balance of
14 \$1,059,615. And the Northbank Retail
15 Enhancement Program will be repaid during the
16 2019/2020 budget.
17 So the Strategic Implementation Committee
18 has recommended that we pass Resolution
19 2019-03-03.
20 THE CHAIRMAN: That's a motion. Can we
21 get a second?
22 BOARD MEMBER PADGETT: Second.
23 THE CHAIRMAN: Thank you.
24 Mr. Parola.
25 MR. PAROLA: Thank you, Mr. Chairman.
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1 I just want to use this opportunity to
2 point out that the process we're utilizing was
3 created last year in no small effort by
4 Councilwoman Boyer in order to let CRAs and CRA
5 agencies, like the Downtown Investment
6 Authority, to move money between projects
7 without having to go to council, without having
8 to go to the administration.
9 This is the first part in a two-part
10 process which is being acting on today,
11 actually creates this project within our CRA
12 plan. We then go to the City's comptroller and
13 Budget Office, verify funds, and then we will
14 come back with verified funds to you for
15 authorization to actually move the money, and
16 we'll begin the process.
17 So I know this uses an opportunity to
18 thank Councilwoman Boyer for creating that
19 process.
20 So that was it. Thank you.
21 THE CHAIRMAN: Okay. Any further
22 discussion on the resolution?
23 Mr. Gillam.
24 BOARD MEMBER GILLAM: No, sir.
25 THE CHAIRMAN: Mr. Froats.
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1 BOARD MEMBER FROATS: There was a comment
2 raised in the -- a public comment during the
3 committee meeting about the length of these
4 flags or banners. I think -- are these
5 replacing current banners or are they -- I'm
6 asking Mr. Parola. Are they replacing current
7 banners or are these new banners -- new
8 designs?
9 MR. PAROLA: Through the Chair, they will
10 be both. The Cathedral District will be
11 brand-new banners, and they will -- the
12 banners -- the first six banners, starting from
13 the left, are existing that will be replaced.
14 They get damaged by wind, hurricane, JTA buses,
15 you name it. So, you know, it's almost worse
16 having banners that don't look great than not
17 having banners at all, so we're trying to make
18 them look new again.
19 BOARD MEMBER FROATS: Okay. Thank you.
20 THE CHAIRMAN: Ms. Worsham.
21 BOARD MEMBER WORSHAM: Thank you, no.
22 BOARD MEMBER PADGETT: No comment.
23 THE CHAIRMAN: Okay. Any public
24 discussion on the resolution?
25 AUDIENCE MEMBERS: (No response.)
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1 THE CHAIRMAN: Hearing none, all those in
 2 favor signify by saying aye.
 3 BOARD MEMBERS: Aye.
 4 THE CHAIRMAN: Any opposition like sign.
 5 BOARD MEMBERS: (No response.)
 6 THE CHAIRMAN: Passed unanimous.
 7 Next item on the agenda is the LaVilla
 8 Neighborhood Development Strategy.
 9 MR. PAROLA: To the Chair, while he's
 10 walking up, you'll recall this effort has been
 11 two years in the making. This is the
 12 culmination of it. I believe the presentation
 13 is around a half an hour and they will allow
 14 some time for questions and answers afterwards.
 15 So I guess we're ready to go.
 16 (Audience member approaches the podium.)
 17 THE CHAIRMAN: Thank you.
 18 Sir, please identify yourself.
 19 AUDIENCE MEMBER: Sure. My name is Blake
 20 Drury. I'm with GAI consultants, and we were
 21 part of the team that's been charged with
 22 developing a neighborhood strategy.
 23 I've got with me in the audience Nick
 24 Mousa, also from GAI; and Peter Rummell and
 25 Michael Munz from Rummell Munz, and Cantrece
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1 Jones from ADG.
 2 And we've been, as Guy said, about two
 3 years in the process of developing this with a
 4 few fits and starts. We've been at it really
 5 for about the past year, looking at the
 6 neighborhood, doing some outreach, having a
 7 couple of community meetings and trying to
 8 develop a strategy.
 9 I should have asked for the clicker before
 10 I started.
 11 Thank you. Perfect.
 12 So just to orient you, our charge was to
 13 develop a high-level strategic view about
 14 development opportunities in the neighborhood
 15 with a particular focus on the City-owned
 16 properties. So you will see as we go through
 17 this the fact that a large amount of the
 18 neighborhood is owned by the City and in public
 19 hands, creates a unique opportunity that we've
 20 tried to figure out the ways that that can lead
 21 to broader neighborhood development more so
 22 than just a parcel at a time.
 23 To orient you, we're sort of looking to
 24 the south and east here (indicating). The area
 25 in the red dash is the neighborhood as defined
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1 by our study area, really Broad and Jefferson
 2 on the east, the interstate on the west.
 3 The study area technically includes the
 4 state campus north of King Street. We didn't
 5 do too much with that. And then on the south,
 6 the railroad and McCoy's Creek.
 7 And as we look at the neighborhood, there
 8 are a few things that we've tried to highlight
 9 on here that start to drive thinking about
 10 opportunities that may be there for the
 11 neighborhood.
 12 You know, this is -- this is an extension
 13 of the center city. In no other place do you
 14 have sort of the network -- the street network
 15 pushing itself out into a neighborhood in such
 16 a complete way, but at the same time there are,
 17 you know, some issues on the west side of the
 18 neighborhood when it comes to that same
 19 network.
 20 So a lot of the streets in here act like
 21 extended off-ramps and on-ramps for the
 22 interstate, which, when part of the
 23 neighborhood is vacant, as it is, that may not
 24 be seen by too many people, but as development
 25 starts to happen, that speed and that volume
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1 starts to create some issues that we need to
 2 get ahead of and be able to handle.
 3 As we look to the river, one of the, I
 4 think, easy things to see is that, you know,
 5 throughout the city prime sites are within one
 6 or two blocks of the river. Clearly, the way
 7 the Acosta Bridge lands, the railroad and the
 8 other sort of geography in the neighborhood
 9 means that we have a harder time getting to the
 10 neighborhood -- getting to the river, so we
 11 have to figure out how to do it, but we can't
 12 put all of our chips into that basket. This
 13 needs to be a neighborhood that is really a
 14 great urban place, and we'll talk about how we
 15 create that great urban place in a little bit.
 16 A couple of things differentiate the
 17 neighborhood in the market, one of which you
 18 can see located -- or shown on the map here in
 19 orange. That's all either City or JTA-owned
 20 property. So there's a vast amount of land
 21 that the City has at its disposal to utilize,
 22 to create some sort of new start for the
 23 neighborhood.
 24 We'll talk about the history a little bit,
 25 in a second, but really this, we think, is an
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1 opportunity for, you know, a renewed life to --
2 to the place.

3 Also, when you look to the north, you can
4 see a whole series of parcels shown in yellow.
5 Those are also owned by the City. So there's
6 really a couple of opportunities just in the
7 land mass that is in public ownership. And
8 then when you start to consider the investment
9 with the JRTC that you're seeing happening
10 right now, the rethinking of the Skyway and its
11 relationship to the broader community and to
12 the street, those all start to work together to
13 create a set of opportunities that exist, we
14 think, in large part in the south and east part
15 of the neighborhood.

16 One of our tasks was to look at the
17 office, the retail and the residential markets
18 for the area without getting into tables, which
19 are in the report. So if you're into that, you
20 can -- you can dig into it at your leisure.

21 Without getting into it, you know, for
22 the -- for the office market, you know,
23 downtown is about 20 percent of the region's
24 space. And although no square footage has been
25 added since 2010, what we've seen in the

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1 intervening years is vacancy rates going down.
2 So the market -- the office market is absorbing
3 new space. We think that that means that there
4 is an opportunity to position for some office
5 in -- in LaVilla, really anchored around the
6 JRTC to benefit from the exposure and access
7 from the interstate.

8 When it comes to retail -- and, you know,
9 perhaps this is a little bit out of sequence
10 because when it comes to retail we really
11 should be talking about residential. But when
12 it comes to retail, you know, significant
13 retail really prefers suburban locations with
14 more access.

15 What retail opportunities exist in LaVilla
16 really start to be about, how do you serve the
17 people who live there and how do you serve the
18 daytime office population that may exist. And
19 so those two -- those two numbers really have
20 the opportunity to drive retail.

21 We think it's -- we think the retail
22 opportunity is fairly limited. It's in support
23 of other uses. And we also think that it's
24 probably likely that -- that, at least in the
25 first several years, it's going to need to

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1 be -- it's going to need to be incentivized
2 and -- and help each project sort of get over
3 the hump with respect to retail.

4 When it comes to residential, you know,
5 you're -- you're starting to see projects
6 happen; you know, Vestcor, with the Loft
7 projects there. There's some senior housing
8 that's going on. When you dig into it a bit,
9 the projects are very rent sensitive. So, for
10 instance, Brooklyn is seeing about \$1.65 per
11 square foot for rental apartments. LaVilla is
12 starting -- two years ago, when we started
13 this, it was 88 cents a square foot. In the
14 past year or so that's gotten up to around a
15 dollar, but you can see the rent sensitivity
16 that's happening there.

17 One of the things we'll talk about is sort
18 of how can you view LaVilla as a neighborhood
19 within sort of downtown more broadly and what
20 role can residential in this neighborhood play
21 to fill in the spectrum of places to live that
22 you would like to have in downtown.

23 So this -- this is sort of our -- was our
24 first stab at a diagram of how to kind of
25 organize the neighborhood. You can see the

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1 yellow, sort of north-south and east-west
2 spines coming together. Some idea about how
3 can we facilitate something to happen along
4 McCoy's Creek in terms of greenspace, and how
5 to use that as an opportunity to add value to
6 the neighborhood, and then how can we kind of
7 focus to some smaller sort of residential
8 precincts or neighborhoods, if you will, with
9 the whole notion being that -- because a lot of
10 this is being built up incrementally, how can
11 we focus on a place and get that place looking
12 more or less finished so that it doesn't sort
13 of create this idea that, you know, LaVilla has
14 never done, it's sort of a piecemeal fabric, if
15 you will. So that has driven us in a direction
16 of looking at a strategy.

17 And I apologize, it's not quite dark
18 enough, but the yellow buildings on here are
19 opportunities that we see on publicly
20 controlled property. Those range from for sale
21 attached residential to for sale multifamily to
22 some office. Some of the multifamily and
23 office, we believe, has retail at the ground
24 floor. And then we've sort of identified this
25 area around the JRTC and the Prime Osborn as an

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1 innovation campus that we'll talk about a
 2 little bit later.
 3 Now, that is sort of geographically how
 4 the neighborhood organizes itself.
 5 In terms of what you might think of as
 6 four big principles for our work here in
 7 LaVilla and the ongoing development of the
 8 neighborhood, we really identified four that we
 9 think need to be what you return to to evaluate
 10 things as they happen in the neighborhood. So
 11 specific projects may turn out differently
 12 than, you know, we envision them here, but we
 13 think that as long as these big four principles
 14 are being met that -- that we're advancing the
 15 neighborhood in a good way.
 16 The first one we think -- and I talked
 17 about residential for a minute, but housing the
 18 missing middle. So if you think about what you
 19 see downtown, from high-rises to some more
 20 intense office apartments to -- as you move out
 21 to the periphery, eventually to some
 22 single-family housing, there really is a gap in
 23 the middle that is made of up of, say, some
 24 attached, some other more varied products that
 25 you see in places that are a little more dense

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1 connecting to the river, emphasizing these
 2 east-west connections to downtown through Adams
 3 and Duval, being able to celebrate the three
 4 sort of doors into the neighborhood we think is
 5 important, and then cultivating this platform
 6 for -- for community culture at what we're
 7 calling "the hardscape way," we think, is a --
 8 is a sort of defining move for the
 9 neighborhood.
 10 The neighborhood is steeped in history and
 11 tradition. We found out, as we had public
 12 meetings, that it -- it depends on your
 13 perspective of how you viewed the neighborhood
 14 as what you think the importance of different
 15 elements of that history and tradition are. We
 16 think that there's an opportunity to bring that
 17 more to light. Not everyone knows about it.
 18 Some do, some don't. So we'll talk about this
 19 idea of a Heritage Trail. If you've been to
 20 Indianapolis and seen the Cultural Trail that
 21 they have through downtown, the way that it
 22 sort of physically knits the community together
 23 but also can tell the story of the community,
 24 we think that's an opportunity here.
 25 Expanding the Lift Every Voice and Sing

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1 than an attached product but not quite to the
 2 high-rise level. So, you know, something in
 3 the, say, 12- to 35- or 50-unit-to-the-acre
 4 mix. That really is something that there's not
 5 a whole lot of in the market and we think that
 6 there is opportunity for it. So emphasizing
 7 the addition of residential units to the
 8 neighborhood, trying to get some fee-simple
 9 product into the neighborhood, recognizing that
 10 that is something that -- the opportunity could
 11 be there for downtown.
 12 And we think that working to bring LaVilla
 13 closer to market rate is a very important piece
 14 of the strategy. What you're seeing now is
 15 projects that are coming in that are working
 16 below market rate. Those projects, we think,
 17 since the market is responding to that, the gap
 18 is to figure out how to get it closer -- get
 19 other projects closer to market rate. So we'll
 20 talk about that when we talk about some of the
 21 projects.
 22 Building special places, as I mentioned,
 23 sort of trying to focus on some kind of more
 24 micro level -- some placemaking, for lack of a
 25 better word, within the neighborhood,

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1 Park we think is an important signal of the
 2 City's intent with respect to history. And
 3 then, again, that sort of gateway space as you
 4 enter the neighborhood is important.
 5 And then the fourth, finally, is
 6 completing the streets. We think that there
 7 are a couple of road diets, lane reallocations,
 8 Complete Streets, whatever term you want to use
 9 for them, we think that there's a smarter way
 10 to use the space within the streets on a couple
 11 of streets, particularly Water Street, Park and
 12 Lee and Beaver. We're not alone in identifying
 13 some two-way initiatives throughout the
 14 neighborhood. We think that those are
 15 important things to continue. And really
 16 thinking about how to adapt Duval and Adams to
 17 be more of a main street rather than just a
 18 traffic conduit.
 19 So, you know, I mentioned the Heritage
 20 Trail. We're sort of, over Brooklyn, looking
 21 north. One of the things we just identified,
 22 when you look at the map, is that from McCoy's
 23 Creek all the way north to Hogan's Creek,
 24 this -- you can find a route, a pretty direct
 25 route that's all within public ownership, be it

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1 City, JTA, or State, or school board. Most of
2 it happening either within rights-of-way or on
3 the edge of rights-of-way, with the exception
4 of one block, right here at Monroe. But that
5 really is, we think, an important first step of
6 creating some sort of a multiuse trail that can
7 make that connection that, as the Emerald
8 Necklace, you know, continues to build itself,
9 this can be an important connector piece in
10 addition to that.

11 So we've identified that on this drawing
12 with the pink dotted line that you can see. We
13 also think that there's opportunity along that
14 to create some interpretive exhibits to really
15 tell the story of LaVilla in a little more,
16 kind of engaging way so that folks who live
17 here, folks who visit here can understand where
18 the -- what the part -- what part that this
19 neighborhood played in the continued evolution
20 of the city.

21 Housing, I talked about the missing
22 middle. You can see sort of the range of
23 different housing types that we're talking
24 about from attached sort of offerings to sort
25 of mid-rise with the notion that, you know,

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1 there -- there needs to be a range of types as
2 well as rents within the neighborhood. That
3 needs to happen, though, within this context of
4 making some special places within the
5 neighborhood. So, for instance, you'll see an
6 expansion of Lift Every Voice and Sing Park
7 that gets more eyes on the park, gets that to
8 be a -- have a more treasured place within the
9 neighborhood rather than sort of a forgotten
10 place.

11 We think along Adams there's an
12 opportunity for sort of a Main Street District
13 in the future as more rooftops and office-goers
14 get built in here. We think that that can grow
15 over time.

16 So the first of these are what we were
17 calling the "park blocks" because we think
18 that, in addition to Lift Every Voice and Sing
19 Park, the existing retention space that's there
20 can really get crafted and remolded into a
21 place that's an amenity for a neighborhood. So
22 as we think through this, start thinking about
23 these spaces as amenity places for a
24 neighborhood that is -- that we see growing in
25 front of our eyes.

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1 So Lift Every Voice and Sing Park,
2 expanding the size of it, and then opportunity
3 for, on the City-owned piece, some sort of
4 residential product. We don't think that's a
5 location for office. It's a little too far
6 away from maybe the core here at the JRTC, but
7 we think that that's a residential opportunity
8 with the park and the expanded parks as -- as
9 an amenity. As we said -- as we showed here,
10 that can be sort of a node along the trail.

11 We think it's vitally important to spend a
12 lot of time trying to figure out the best way
13 to tell the story of the Johnson brothers.
14 We've seen some initial thoughts from the
15 community about how that might work. We think
16 that that's an important part of the story to
17 be able to tell here.

18 Another opportunity we see, this is --
19 this is at Davis and Beaver and Union
20 (indicating), sort of across from the back side
21 of the Ritz, between that and the school. You
22 know, this is a spot where you've got two roads
23 with higher speed traffic, with more volume.
24 It really sort of demands a residential project
25 that has some retail on the ground floor,

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1 probably is not owner-occupied because of --
2 because of the things going on around it, but
3 can really find its purpose as sort of an edge
4 to this new gateway park space with sort of a
5 repurpose of the building that's there.

6 We think that, you know, judging from the
7 location near FSCJ, it's proximate to UF
8 Health, Broad and Jefferson. We think that
9 there -- that there could be that sort of a
10 market for residential in this location, and
11 really identified this as an early-on project
12 because we need to get activity going in this
13 part of the neighborhood.

14 You can see the things that are happening
15 down by the JRTC. They need to be augmented.
16 This area needs to be, we believe,
17 jump-started.

18 So just a view of how that park space
19 might look. This is, you know, at Davis,
20 across the front, and Union, headed that way.
21 So just a thought about how that space might be
22 repurposed. One of our tasks, as we've been
23 looking at these different development
24 opportunities, is to develop a pro forma
25 analysis of the individual development

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1 projects. And so as we looked at this, at the
2 financial pro forma on this, one of the things
3 we said was we need to figure out a way to get
4 this park space built as part of that
5 development. So in the appendix we've got a
6 couple of different considerations that need to
7 go -- we think need to go along with that
8 project.

9 So thinking about sort of the JRTC, the
10 relationships of the Prime Osborn Convention
11 Center, the other things that are going on in
12 town, one of the opportunities -- and we think
13 this is a longer term opportunity, but one of
14 the things we see is that there could be demand
15 for a sort of campus location within the
16 downtown. Campuses downtown often run the risk
17 of cutting themselves off and cutting downtown
18 off from itself. So when you try to get four
19 or five or six blocks together and you want to
20 start, you know, closing streets because you
21 need to create a sense of -- of a place, that
22 can have some negative consequences.

23 This is actually a location, because it's
24 on the edge, where it could, you know, function
25 as a campus and be an anchor to this part of
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1 the neighborhood without those sort of negative
2 things happening with it. So we've tried to
3 show what we think the opportunity would be.
4 The key part about connecting it to the JRTC
5 and the broader neighborhood we think needs to
6 come forward in any development scenario for
7 this site.

8 And then, finally, talking about
9 completing the streets, this is an interesting
10 time as a transportation planner to be working
11 because there is such a focus on micro
12 mobility. So you go to places that have
13 scooters and they're so successful. They have
14 taken over, but it's kind of weird because, do
15 you ride them in the street while you're a lot
16 smaller than the car? Do you ride them in the
17 bike lane when you're a lot faster than the
18 bike? Do you ride them on the sidewalk? Well,
19 maybe you don't because the sidewalk can flip
20 you.

21 So, you know, those sorts of things are
22 happening. At the same time, JTA is rethinking
23 the Skyway and trying to get ahead of the curve
24 when it comes to the AB and how that connects
25 to the community.

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1 The thing that we see when it comes to a
2 development strategy is, with all this
3 technology you kind of want to return back to
4 basics. You want to have a street that can
5 handle as many different types of movement as
6 possible, recognizing that no matter where
7 people are going, the beginning and the end of
8 their trip is going to be on foot.

9 So if you start to design to a speed and
10 the space of a pedestrian, then the other
11 things can fall into place, recognizing that
12 the pedestrian is going to be the thing that
13 ties everything together. So as we look at the
14 street network downtown, as I -- or in LaVilla,
15 as I talked about thinking about -- you know,
16 thinking about how we make a better
17 connection -- immediate connection to the
18 river, thinking about how we can convert some
19 streets back to two-way. When streets get one
20 way, it reduces friction, it makes them operate
21 faster. And in places like downtown
22 neighborhoods, that's not necessarily a good
23 thing.

24 A few examples. There are several more
25 that we've identified in the plan, but
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1 connecting to the river -- this is Water Street
2 (indicating). So we're, say, down by the
3 convention center looking to the east. This is
4 the monolith. This is the Federal Reserve. We
5 didn't put the big planters out here, but you
6 get the idea. It's sort of a forboding kind of
7 space. Right now there's about 3,500 cars a
8 day on this street. It's got a capacity of
9 about 35,000. So its volume-to-capacity ratio
10 is about .1. It's the kind of street that you
11 drive down and you're surprised when you see
12 somebody else on the street. We think that,
13 given its location within downtown, we don't
14 see that number increasing significantly and we
15 think that there's an opportunity actually to
16 do a lane reduction, hold the south side and
17 push the north side, and to take down two
18 lanes, maintain the on-street parking, but get
19 a path that's landscaped.

20 This is fairly diagrammatic. It doesn't
21 have to be grassed like that. It could be, you
22 know, a very urban sort of hardspace with trees
23 and grates. It could be a little softer, but
24 the key thing is a way of getting from the
25 south portion of the neighborhood to the river

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1 as directly as possible. We put it on this
 2 side because there's a little cleaner way
 3 through the ramps when you get to the east on
 4 this side, but we think this -- I mean, you
 5 will see we've identified this as one of the
 6 more immediate things to do.

7 Continuing on the bike and pedestrian
 8 connectivity story, you know, the Brooklyn Road
 9 Diet plans from a couple of years ago
 10 identified the opportunity to take the bridge,
 11 the Lee and Park Street bridge that has even
 12 fewer cars -- there's four lanes, it has even
 13 fewer cars on it than Water Street, and
 14 immediately turn half of that into a multiuse
 15 trail. We see that as the connecting point for
 16 that LaVilla Heritage Trail, if you remember
 17 that graphic to start, to head to the north.
 18 And as it goes up Lee to really create a kind
 19 of marked and identifiable and understandable
 20 way to get north and south through the
 21 neighborhood. We think that there's plenty of
 22 opportunity to do that given the -- the parcels
 23 that we're traversing.

24 Beaver Street, this -- so you know, if
 25 you've probably been around plans like this for

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1 a while, if you've got a 4-lane street and it's
 2 under 20,000 cars a day, it's a candidate for a
 3 road diet, particularly since the center lane
 4 acts as a de facto turn lane. Beaver Street
 5 has somewhere between 9- and 11,000 cars a day.
 6 So, functionally, it's there as an opportunity.

7 The key is always what happens at the
 8 intersections and are there turning movements
 9 that may be problematic, but we think this is
 10 an opportunity to really reshape this part of
 11 the neighborhood in a way that can make it into
 12 a more urban and liveable spot, particularly as
 13 we're calling for increased residential in that
 14 area.

15 So the final slide, we -- you know, Peter
 16 has stressed to the team from the very
 17 beginning that the hardest part of the plan is
 18 figuring out where to start. And the thing
 19 that can undermine the plan before it even gets
 20 legs is starting in the wrong place. So we've
 21 thought a lot about where -- what things needed
 22 to happen early on. So we've really picked out
 23 five things of the -- the list of things that
 24 are in the report that we've identified to
 25 begin on. One is -- as we've said, is the

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1 gateway apartments. You know, the -- getting
 2 the residential, getting the retail on the
 3 ground floor, and getting the park, we think,
 4 are key elements to that. I should mention
 5 that all of these are under City control. So
 6 there's -- there's the ability to move a little
 7 more quickly on these.

8 The trail, as we've identified. The park
 9 walk, and this has been partisan discussion
 10 with JTA about how to get more residential near
 11 the Skyway station and the JRTC. The key to
 12 that is, you know, especially since you're
 13 seeing more residents in that portion of the
 14 neighborhood now, how could we get some retail
 15 on the ground floor and how can we really have
 16 a signal of our intent with respect to how we
 17 treat the heritage of the neighborhood with the
 18 Lift Every Voice and Sing Park and investment
 19 in that.

20 We talked about Water Street.

21 And then the fifth one -- and this may
 22 take time to work through, is -- we think that
 23 there's opportunity through some scattered
 24 public sites to actually create some for-sale
 25 infill and -- through, you know, some sort of

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1 mechanism, like a land trust, maybe marking the
 2 land down at the beginning to really get that
 3 to be a more affordable type ownership product
 4 that can maintain that affordability over a
 5 longer period of time. We think that's an
 6 important piece of the puzzle because we
 7 understand the importance of getting
 8 owner-occupied residential land uses within the
 9 neighborhood and want to be able to have a way
 10 to make that happen.

11 We did a pro forma owner-occupied townhome
 12 project on this site. And, you know, at the
 13 end of the day, it can come out more or less
 14 the same as this one. So this one -- so we
 15 think that there are multiple opportunities to
 16 look at that throughout the neighborhood.

17 So I hope I haven't gotten too far into
 18 the weeds, but I'll be happy to answer any
 19 questions that you might have.

20 Thank you.

21 THE CHAIRMAN: Thank you, Mr. Drury. It
 22 was a fascinating report.

23 Last night our mayor said that we would
 24 not recognize downtown in four years, and I
 25 didn't think I'd wake up today to see the

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1 change happening already, so --
 2 Mr. Moody, questions?
 3 BOARD MEMBER MOODY: This is exciting.
 4 It's been a long time coming. I remember as a
 5 young real estate appraiser when LaVilla was
 6 just starting -- just started to show some
 7 changes. And it's been a long time, but this
 8 will be exciting.
 9 THE CHAIRMAN: Mr. Padgett.
 10 BOARD MEMBER PADGETT: Not anything too
 11 specific, but I could tell you put a lot of
 12 time, a lot of thought into it. It looks
 13 really good.
 14 I agree on the scooters. I never can
 15 figure out if I ride them in the road, the
 16 sidewalk or in between, so I don't ride them,
 17 but it would be kind of neat to have those one
 18 day. The whole plan was great and well thought
 19 out and I could tell a lot of time was put into
 20 it, so thank you for that.
 21 THE CHAIRMAN: Ms. Worsham.
 22 BOARD MEMBER WORSHAM: I'm just curious on
 23 what the reasoning is for the order of the
 24 essential projects. It would just seem to me
 25 that capitalizing on what's happening down at
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1 BOARD MEMBER WORSHAM: So you're saying
 2 that anchor as the Union Street development?
 3 MR. DRURY: No. No. As this --
 4 BOARD MEMBER WORSHAM: That's why --
 5 MR. DRURY: As this --
 6 BOARD MEMBER WORSHAM: I can understand
 7 that. I was just -- you know, given the -- all
 8 of the energy that's happening down there, I
 9 guess, I -- my question is -- I'm surprised to
 10 see that the number one, if this is in order --
 11 or if this is not in order, maybe I'm
 12 misreading that, but I was thinking that you
 13 prioritized the number one project as being
 14 concentrated out there on Union Street, or is
 15 this not in any particular order?
 16 MR. DRURY: So anytime we put numbers on
 17 something --
 18 BOARD MEMBER WORSHAM: Okay. That may be
 19 my own --
 20 MR. DRURY: No. When we put numbers on
 21 it, we run the risk of someone putting --
 22 BOARD MEMBER WORSHAM: My own misguided --
 23 MR. DRURY: If we could do it 1 and 1A, it
 24 might be a better way of thinking about it.
 25 So we do think that that's -- that the
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1 JRTC would be -- that -- you know, the
 2 opportunity for transit-oriented design or
 3 something along that line that is more related
 4 to what's happening at the transportation
 5 center might be elevated as a number one
 6 project instead of something on Union Street.
 7 So I was just curious how that played out.
 8 MR. DRURY: Sure. So a couple of
 9 competing ideas, you know, came together on
 10 that. One is that, as you look at the -- and I
 11 put this back up here to sort of point to -- as
 12 you look at the JRTC and the Lofts happening
 13 here, it's interesting that JTA controls these
 14 three blocks around it. When you're seeing the
 15 Vestcor projects, they're sort of to the other
 16 side and down a block. Our thought was, we
 17 need to put out an anchor. We need to be able
 18 to have a new project that says essentially
 19 everything between here and the JRTC is -- is a
 20 safe development in Vestcor.
 21 You know, you may think that the site
 22 right next to it might be the place to go. Our
 23 thought was, let's get an anchor out there and
 24 let's then let things fill back in from there
 25 to the station, functionally, too. It's --
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1 park and the residential here is important for
 2 this neighborhood. We said, you know, this is
 3 Project Number 2.
 4 What you're seeing, though, is that
 5 there's already some energy happening here, so
 6 we think that's a project that can benefit from
 7 that existing energy. We really need to change
 8 this portion of the neighborhood. And so
 9 trying to get something new in there on a site
 10 that for years and years and years this sat
 11 vacant, that folks drive past on their way in
 12 every day, we think that that is -- that is a
 13 place that, you know, is one of those doors
 14 into LaVilla. And we really think that we need
 15 to make a change to that that's immediate and
 16 obvious up front.
 17 BOARD MEMBER WORSHAM: I guess my only
 18 observation and my thought would be, they have
 19 to be an incredibly well designed facility and
 20 architecturally interesting to overcome the
 21 context of what Union Street is, and --
 22 MR. DRURY: You are correct.
 23 BOARD MEMBER WORSHAM: So that -- I
 24 just -- in my mind, I didn't envision a
 25 residential project right there at that
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1 intersection because of the high speed of the
 2 cars, but that's just my own thoughts.
 3 Thank you.
 4 THE CHAIRMAN: Mr. Froats.
 5 BOARD MEMBER FROATS: A very impressive
 6 presentation. Thank you.
 7 Did you ever consider the Prime Osborn
 8 Convention Center, what could potentially be
 9 done with that? Could that be turned into
 10 residential?
 11 MR. DRURY: So that was -- because of the
 12 angle that we were looking at, it probably was
 13 hard to recognize, but the footprint of the
 14 Prime Osborn sits right about here
 15 (indicating).
 16 BOARD MEMBER FROATS: Okay. That answers
 17 my question.
 18 MR. DRURY: And so we actually did run
 19 through some scenarios of could you reuse the
 20 building. You could probably reuse it, but
 21 it's probably limited for its purpose. And so
 22 if you -- if you were going to redevelop it, it
 23 would need to be for something really special.
 24 And so our thought was, this is a longer range
 25 sort of opportunity that we need to have other
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1 Reserve and, frankly, more important in that,
 2 the railroad.
 3 And there's really no access to McCoy's
 4 from LaVilla from my perspective, but I know
 5 it's tough. And you didn't set that boundary,
 6 I understand that, but I -- I guess I had the
 7 same concern that Ms. Worsham noted. I mean,
 8 from the starting point of -- that's a tough
 9 part of the community, on the very north end of
 10 LaVilla with Union because it's not just the
 11 high speeds of Union. You've also got -- you
 12 know, you've got Clara White and the services
 13 that are provided there which are drawing, you
 14 know, sort of the transient population issues.
 15 And so we've got a number of challenges. And I
 16 think, you know, local businesses are already
 17 dealing with those challenges in the existing
 18 limited park structures as far as, you know,
 19 people residing there and the difficulties.
 20 I think this is a great project, and I
 21 understand it's conceptual, but I think that's
 22 a challenge. And I think it's one that if we
 23 could find a success there, it would ripple
 24 through the whole community. I just don't know
 25 how you do it.
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1 things happen in the neighborhood to set that
 2 up as an opportunity.
 3 So we do think that that's a spot where
 4 you could have some residential. We think that
 5 you could have, you know, some academic uses
 6 there. Let your mind wander in terms of
 7 research or other sort of -- we used to talk
 8 about it as smart people doing really
 9 innovative things, you know, where does that
 10 happen? Well, this is a spot for that to
 11 happen.
 12 BOARD MEMBER FROATS: Have there been any
 13 discussions with educational institutions about
 14 the project, without naming names?
 15 MR. HUGHES: The administration has spoken
 16 to institutions of higher education about the
 17 potential.
 18 BOARD MEMBER FROATS: Thank you.
 19 THE CHAIRMAN: Mr. Gillam.
 20 BOARD MEMBER GILLAM: Just a couple of
 21 things. I realize that the boundaries of the
 22 community aren't really -- they weren't really
 23 set by you, but it's kind of hard to connect
 24 McCoy's Creek to this project or LaVilla when
 25 you've got the prime Osborn and the Federal
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1 MR. DRURY: Well, that was -- your
 2 assessment was exactly the same as ours. Our
 3 conclusion was, we need to try to figure out
 4 the -- we need to do a project there, and so
 5 that's -- that's one that, you know, as
 6 Ms. Worsham said, it will take a high level of
 7 design.
 8 I think so too, because it -- because it's
 9 proximate to other things that are happening in
 10 the community, it could have a bigger effect.
 11 And so, you know, I think that that's one that
 12 we really think that the City needs to take on
 13 to be able to advance, frankly, because there
 14 are other places in the neighborhood where the
 15 development community can function maybe a
 16 little better than the City can. This is one
 17 that, you know, may take some give and take on
 18 the City's part to get a good project there,
 19 but we think it's important to change that face
 20 of the neighborhood.
 21 BOARD MEMBER GILLAM: What's your
 22 perception -- And we didn't talk much about
 23 services. We talked a lot about housing.
 24 What's your thought on services for the
 25 community -- for the residents? We do have a
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1 drawing. I know it's a small community, but
2 it's a growing residential community and you're
3 talking about more housing. I mean, there's
4 not a lot of services there now.

5 MR. DRURY: Right. So services in terms
6 of?

7 BOARD MEMBER GILLAM: Food service,
8 pharmaceutical, retail.

9 MR. DRURY: So like retail services --

10 BOARD MEMBER GILLAM: Retail services,
11 yes.

12 MR. DRURY: Okay. So the -- this is like
13 3D Chess, trying to explain it, but -- so those
14 sort of things run on the number of rooftops
15 that you have within a certain distance. So
16 the first thing to work on is getting more
17 rooftops to then more easily attract somebody
18 to locate there. The issue that happens is --
19 we've got these residential projects. We would
20 love to have ground floor retail space in those
21 residential projects, but if you don't have a
22 tenant already lined up, then functionally a
23 developer really needs to put that in his
24 pro forma as zero. Like, he's never going
25 to -- he or she is never going to get any rent

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1 think you're going to -- other people will see
2 the chicken and egg hatching. And when this
3 stuff is coming on line, I don't think it will
4 be completely separate tracts. I think you're
5 going to have just offset parallel tracts that
6 develop because of the work you've done.

7 BOARD MEMBER GILLAM: No further
8 questions.

9 Thank you.

10 THE CHAIRMAN: Thank you.

11 Any further questions from the board?

12 BOARD MEMBERS: (No response.)

13 THE CHAIRMAN: Mr. Drury, thank you again
14 for a comprehensive report.

15 MR. DRURY: Thank you.

16 THE CHAIRMAN: Conceptually, it's
17 beautiful, and we look forward to working with
18 you and trying to reach fruition with some of
19 these wonderful projects.

20 MR. DRURY: Thank you very much.

21 THE CHAIRMAN: The next item is the Chief
22 Executive Officer's report.

23 MR. HUGHES: No. There's one before that.

24 THE CHAIRMAN: Okay.

25 MR. HUGHES: There's a second

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1 for that and they still have to make the
2 project work even though they have to pay to
3 build that space.

4 The downside is, if they don't build that
5 space, they're not going to retrofit
6 residential uses at the ground floor to be
7 commercial. So you've got to simultaneously
8 work on getting more rooftops as well as
9 getting the ground floor space in the building,
10 and then those users can have a spot when the
11 critical mass is there.

12 MR. HUGHES: And there are some things.
13 One thing worth noting, there's a small pocket
14 that's developed actually with the help of this
15 board, which is -- there's the 927 Events
16 location, but you all moved, and the City
17 council continued it down, the Lee and Cates
18 property. And that developer is planning to
19 make that a retail, restaurant and also
20 potentially additional --

21 BOARD MEMBER GILLAM: He started to, I
22 know. So --

23 MR. HUGHES: Right. So he started, and I
24 think what you will see is -- because the
25 Vestcor residential is already near there, I

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1 presentation. At the risk of stretching -- or
2 breaking my record of one-hour meetings, it's
3 important that Ms. Boyer, I think have the
4 opportunity.

5 Isn't that today? Are you ready?

6 THE CHAIRMAN: Very good.

7 Thank you.

8 COUNCIL MEMBER BOYER: Well, through the
9 Chair, I wasn't coming prepared to do a
10 full-blown presentation and I didn't bring a
11 PowerPoint --

12 MR. HUGHES: I'm sorry.

13 COUNCIL MEMBER BOYER: -- if that's okay,
14 but I did want to alert you, and I think
15 Mr. Parola made copies. I've talked to you
16 before about the fact that I've been working
17 with Ms. Worsham and others, and Mr. Barakat
18 provided, Mr. Padgett called me with comments
19 on it, regarding a rewrite of the downtown
20 design standards.

21 It also includes a rezoning of all
22 properties that are currently -- it doesn't
23 rezone the PUDs and it doesn't rezone anything
24 that's already CCBD, but everything else
25 downtown will be rezoned to CCBD. So you'd

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1 have one consistent zoning category, but for
2 the PUDs that have vested rights in those. And
3 you'd have -- your heights would be governed by
4 the districts associated with the Downtown
5 Overlay, not by individual one-off zoning
6 categories.

7 And then we have updated the standards.
8 I have attempted to incorporate suggestions
9 that all of you have provided, including
10 Mr. Padgett's, Mr. Barakat's, ones from the
11 Cathedral District. There have been a lot of
12 folks that have participated, others in the
13 room. And so almost all of them, I think, are
14 in here in one form or another already, but it
15 has been filed and the ball is rolling.

16 I asked Mr. Parola to distribute it all to
17 you because -- since it has changed since you
18 saw the drafts, to incorporate things that you
19 have requested. I want to give the opportunity
20 for everybody to read it and to, you know,
21 contact me personally if you want to discuss
22 anything that you're concerned about or think
23 needs to change.

24 And then I'm also happy to come and do as
25 much or as little as you'd like at the April

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1 meeting, but I would like, before it goes to
2 City Council, for this board to officially take
3 a position on it. And I'm going to go to DDRB
4 also and then this is also going to go to the
5 Planning Commission.

6 So I'm just giving you a month's advanced
7 lead on that and an opportunity to weigh in
8 however you might like.

9 THE CHAIRMAN: Well, we want to thank you
10 for this work. It's important work to get that
11 uniformity, so we'll bring it to the April
12 meeting.

13 MR. HUGHES: Yes.

14 THE CHAIRMAN: Now, we --

15 MR. HUGHES: Very quickly, I've given you
16 all -- you've been reached out to by the
17 administrator with the search firm for the CEO.
18 I brought you up to date, but those contacts
19 are happening. So to those involved, keeping
20 the ball rolling, as we've discussed.

21 Separate from that, we need to deal with
22 the budget committee since that time is coming
23 quickly. I'm going to hand it to Mr. Parola
24 for a second.

25 MR. PAROLA: Thank you.

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1 Through the Chair to the board, it is
2 getting about that time that we have to put the
3 Budget and Finance Committee back to work.
4 Historically, every May we -- you all vote on a
5 budget that we send to the administration and
6 then we vet it through that process and
7 ultimately for approval by City Council.

8 The committee, right now, is Mr. Barakat,
9 Mr. Billy and a former board member, Jack
10 Meeks. So we need to find a replacement for
11 Mr. Meeks. So I would ask that the chair
12 identify someone on the board.

13 Fair warning, it will probably be three to
14 four meetings over a two-month period. It's
15 important. We want to get it right. So I
16 would ask that.

17 Thank you.

18 THE CHAIRMAN: I'm seeing volunteers.

19 BOARD MEMBER GILLAM: I'll serve.

20 THE CHAIRMAN: Mr. Froats raised his hand.

21 MR. HUGHES: The hand beat the voice.

22 THE CHAIRMAN: It did.

23 MR. HUGHES: With that, I'm done.

24 THE CHAIRMAN: The chairman's report. I
25 had two hours this time for this meeting, so I

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1 cannot give a report.

2 I did attend a NAIOP meeting which honored
3 our former executive director, which was a nice
4 affair. I was there with Mr. Barakat and
5 Mr. Hughes and Mr. Parola. We honored Aundra
6 and it was a great dinner.

7 DDRB briefing. Jim is not here.

8 MR. PAROLA: To the Chair, that's going to
9 be a recurring theme of Jim not being here. He
10 retired last Friday.

11 THE CHAIRMAN: Right. So we'll have to
12 look to someone else to give us that.

13 MR. HUGHES: I mean, for the purpose of
14 this, you heard from Baptist, which was the
15 substantial activity at the last DDRB meeting,
16 so ...

17 THE CHAIRMAN: Any additional business?

18 BOARD MEMBERS: (No response.)

19 STAFF MEMBERS: (No response.)

20 THE CHAIRMAN: Any new business?

21 BOARD MEMBERS: (No response.)

22 STAFF MEMBERS: (No response.)

23 THE CHAIRMAN: Any public comments? I
24 don't have any cards.

25 AUDIENCE MEMBER: (Indicating.)

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1 THE CHAIRMAN: Sir, do you have a card?
 2 AUDIENCE MEMBER: May I?
 3 THE CHAIRMAN: We'll give you three
 4 minutes.
 5 AUDIENCE MEMBER: Marc Scruby. I'm an
 6 attorney with the Rogers Towers law firm, 1301
 7 Riverplace Boulevard in Jacksonville.
 8 Sean Wilson with Blue Sky Communities,
 9 LLC, asked me to give you an update about the
 10 Ashley Square project that they are pursuing.
 11 So back in August, the board adopted
 12 Resolution 2018-08-04, allocating 120
 13 multifamily units, entitlement, from the
 14 Northside East Component of the Downtown DRI
 15 predicated by an award of low income housing
 16 tax credits to Blue Sky by the Florida Housing
 17 Finance Corporation. That resolution has
 18 certain deadlines that were applicable to that
 19 allocation.
 20 So thereafter, Blue Sky submitted an
 21 application to the Florida Housing Finance
 22 Corporation seeking an award under SAIL, the
 23 State Apartment Incentive Loan Program, for the
 24 same Ashley Square project.
 25 So on December 12th, this year past, the
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1 board adopted Resolution 2018-12-03 amending
 2 the previous resolution to apply the allocation
 3 to an award under the SAIL program and to
 4 extend the applicable deadlines to conform with
 5 the SAIL award schedule.
 6 So I just wanted to update you regarding
 7 the status of the application. A
 8 recommendation by the Florida Housing Finance
 9 Corporation SAIL Application Review Committee
 10 was made on March 6th, just a couple of weeks
 11 ago, to award the SAIL funding to Blue Sky for
 12 the Ashley Square project. That recommendation
 13 will be presented to the corporation's board on
 14 March 22nd, two days from now, and is expected
 15 to approve that recommendation. So once the
 16 award is approved on March 22nd, we'll get the
 17 appropriate documentation that reflects that
 18 and we will submit it to Guy for the record.
 19 So any questions?
 20 He just asked me to come and give you a
 21 status update on where things were.
 22 THE CHAIRMAN: Very good, sir. Thank you
 23 for that report and that update. We appreciate
 24 it.
 25 MR. SCRUBY: I told you I didn't need
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1 three minutes.
 2 MR. HUGHES: And you brought good news.
 3 THE CHAIRMAN: Yes.
 4 Any further public comment?
 5 AUDIENCE MEMBERS: (No response.)
 6 THE CHAIRMAN: Hearing none, this meeting
 7 is adjourned.
 8 (The above proceedings were adjourned at
 9 3:22 p.m.)
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 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 1st day of April 2019.
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