MEETING MINUTES

Board Members Present: F. Jones, Chair; J. Loretta Vice Chair; R. Caldera; C. Davisson; C. Harden; T. Lee; B. Schilling and C. Worsham.

Board Members Not Present: All were present

DIA Chairman Present: None

DIA Staff Present: Aundra Wallace, CEO; Guy Parola, Redevelopment Manager; Jim Klement, Development Redevelopment Coordinator and Karen Underwood-Eiland Assistant

Representing Office of City Council: Council Member Aaron Bowman

Representing Office of the Mayor: None

Representing Office of General Counsel: Susan Grandin

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

Chairman Jones called the meeting to order at 2:00 p.m. and the members identified themselves for the record.

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

II. ACTION ITEMS

A. APPROVAL OF THE MARCH 16, 2017 DDRB MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER DAVISSON APPROVING THE FEBRUARY 16, 2017 DDRB MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 5-0
B. DDRB APPLICATION 2017-006: LOFTS AT MONTOE REQUEST OR CONCEPTUAL APPROVAL

Jim Klement reviewed the report and provided a summary of the background of the project. The applicant proposes a 5-story structure that will be developed with 4 residential floors over a first floor of parking, common area amenities and a leasing office.

Ryan Hoover, the Vestcor Companies, President provided a presentation. Janet Whitmill, Landscape Architect provided a brief summary of the landscape layout information. Jack Braxton, Architect with Group 4 Design provided design renderings and stated that the project was designed to complement Vestors Lofts at LaVilla.

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

Comments from the Board

- Vice Chairman Loretta questioned the bluish color. Mr. Braxton stated that the color will be a bluish dark grey color and will bring in material boards to the next meeting.
- Board Member Lee inquired about the site section covering the AC units.
- Board Member Worsham questioned about the percentage activation. Jim Klement responded 50 percent transparency and in respect to retail it would not be a residential requirement.
- Board Member Caldera addressed concerns about the L-Shape on the percentage of the building. Add more hardscape and wall elements to the southern and western exposure that creates a bit more of a walking facade at the ground level.
- Board Member Harden suggested making sure Lee Street was pedestrian friendly.
- Vice Chair Loretta recommended looking at the Southern and Western edges to the parking lots for some more hardscape elements. Screening of AC Units.
- Councilman Bowman inquired about the affordable housing process. Ryan Hoover responded that affordable housing is all based on the median income area.

A MOTION WAS MADE BY BOARD MEMBER T. LEE AND SECONDED BY BOARD MEMBER C. HARDEN APPROVING DDRB 2017-006 FOR CONCEPTUAL APPROVAL WHICH INCLUDED THE FOLLOWING CONDITIONS:

1. The developer shall receive a deviation from Sec.656.361.1.-Off-Street Parking Overlay to reduce the required parking prior to Final Approval from the DDRB.

2. The developer shall receive a deviation from Sec.656.361.20. - Streetscape Design Standards to provide an alternative streetscape design on Monroe, Lee, Adams and Davis Streets and provide additional drawings and specifications clarifying compliance and improvements to Streetscapes prior to Final Approval from the DDRB.
3. The developer shall show compliance with Sec.656.361.15.-Rooftop Design for the project with respect to mechanical elements on the roof with sketches and documents prior to Final Approval from the DDRB.

4. The developer shall show modifications to the western and southern elevations of the development with the introduction of architectural and hardscape elements to strengthen the pedestrian engagement from the streetscape. The developer shall provide sketches and documents illustrating modifications prior to Final Approval from the DDRB.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

C. DDRB 2017-007 WINE DECADENCE, LIQUIOR DISTANCE REDUCTION
Jim Klement reported that this project needed to advertise their liquor distance reduction. The Planning Department did not get their ad in. Everything should be in before April 20th.

III. INFORMATION/DISCUSSION ITEMS
NONE

IV. OLD BUSINESS
NONE

V. NEW BUSINESS
NONE

VI. PUBLIC COMMENTS
NONE

VII. ADJOURNMENT

There being no further business, Vice Chairman Loretta adjourned the meeting at approximately 2:44 p.m.

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