



DOWNTOWN DEVELOPMENT REVIEW BOARD WORKSHOP AGENDA

Thursday, October 24, 2019 – 2:00 PM

**City Hall at St. James Building
117 West Duval Street, 1st Floor
Lynwood Roberts Room
Jacksonville, Florida 32202**

Members:

Christian Harden Chairman
Trevor Lee, Vice Chairman
J Brent Allen, Esq. Board Member
William J. Schilling Jr., Board Member

Craig Davisson, Board Member
Brenna Durden, Esq. Board Member
Frederick Jones, Board Member
Joseph Loretta, Board Member

Staff Distribution:

Lori Boyer, Chief Executive Officer
Lori Radcliffe-Meyers, Redevelopment Coordinator
Guy Parola, DIA Operations Mgr.
Karen Underwood-Eiland, DIA/DDRDB Executive Secretary
Jason Teal, Office of General Counsel

Elected Official Distribution

Council President Scott Wilson, District 4
Council Member Reggie Gaffney, District 7
Council Member Michael Boylan, District 6

Ex Officio Distribution

Nathaniel Ford, JTA CEO
Terry Durand-Stuebben, Chair, DVI
Tom Goldsbury, Building Official
Bill Killingsworth, Director Planning and Dev.
Chris LeDew, Traffic Engineer
Jack C. Demetree, III, Vice Chair, JHPC
Jeff Sheffield, Executive Director North FL TPO
Honorable Darryl Willie, DCSB
Diane Hutchings, Chair, North FL TPO
Jacob Gordon, CEO, DVI
Craig Gibbs, DIA Chair

I.	CALL TO ORDER
II.	WORKSHOP ITEM
	A. Ryan Companies Single-Purpose Workshop for the JEA Headquarters
III.	OLD BUSINESS
IV.	NEW BUSINESS
V.	PUBLIC COMMENTS
VI.	ADJOURNMENT

Next Scheduled Meeting: November, 14, 2019



Downtown Development Review Board (DDRB)
City Hall at St. James Building
1st Floor, Lynwood Roberts Room
Jacksonville, FL. 32202

Thursday, October 24, 2019

MEETING MINUTES

Board Members Present: C. Harden, Chair; B. Schilling; C. Davisson; B. Durden, Esq.; and J. Loretta.

Board Members Not Present: J. Brent Allen, Esq.; F. Jones, and T. Lee, Vice Chair

DIA Staff Present: Guy Parola, Operations Manager, Lori Radcliffe-Meyers, Redevelopment Coordinator, and Karen Underwood-Eiland, Executive Assistant

Representing Office of General Counsel: Jason Teal and Susan Grandin

I. CALL TO ORDER

Meeting Convened: 2:00 p.m.

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

II. WORKSHOP ITEM

A. RYAN COMPANIES SINGLE-PURPOSE WORKSHOP FOR THE JEA HEADQUARTERS.

Guy Parola stated that staff met with the applicant and their agent on Monday in preparation for this meeting. A conversation came up at the September 19th conceptual review about having a workshop. There seem to be a misunderstanding on Ms. Trimmer's part as to what the retail activation meant incorporated

- How that area on Julia Street will be embraced by the garage.
- The Urban open space surrounding the other portions of the garage.
- There was a particular conversation about the alley between the two buildings where they are setting back inside of it to create a space in there.
- Conversations about the skinning of buildings.

Cyndi Trimmer was present on behalf of the applicant and introduced Mike Harryman, John Paul Bacariza and John Jay with Ryan Companies. A PowerPoint was presented to the Board.

Ms. Trimmer pointed out Board Member Loretta's comment about having greater detail on the site plan and a larger scale, which will be provided at final approval.

Board Member Loretta stated that he was looking for the portion of the site to have a better understanding. He mentioned having green benches and special paving.

Chairman Harden opened the floor for feedback from the Board.

Board Member Schilling shared that his firm Kimley Horn and Associates, is providing civil engineering services on this project. He will be abstaining from voting, but will answer questions.

- A lot of great work has gone into designing the project.
- The project team has spent countless hours working on this.
- There is a lot of excitement about the way this building has been positioned, so that the entrance really frames the eastern side of the open space in front of the courthouse. Framing the specific part within our downtown.
- He inquired if any deviations will be requested. Ms. Trimmer responded there will be zero deviations.
- He inquired about the buildings color being greyer or more beige? Ryan companies responded that it will be a champagne color and will confirm that with the client to make sure they are accurately showing a color pattern on the building and the renderings. Ms. Trimmer pointed out the intent for final is to have more color samples.
- Retail activation- on the site plan, does not actually show the depth of the retail space that is located in the garage. Ryan companies responded that it was a 60- foot bay **comspace**. If they remove the 15 feet for a dry bile and walkway, you're looking at about 40, 45 feet for the retail space depth.
- A conversation ensued regarding the entrance to the stairwell on the Northside. The physical door will be located on Monroe Street.

Guy Parola stated that the corner location of Adams Street was one hundred percent retail. Cyndi Trimmer stated that they were focusing on putting the activation on the street front on the side of Julia Street. The street front on Adams Street will be for the main pedestrian entrance for the building itself. They reviewed context of what was around the building when programming the spaces, so that they avoided creating dead corridor against the dead corridor.

Board Member Schilling understood from the presentation that all of the retail access will be from Julia Street. Ryan Companies commented unless if a JEA gym entrance through the secured parking area. There will be doors on the street in the final plan. Ms. Trimmer stated the code contemplates activated to mean the types of uses that are being programmed in that space.

Board Member Davisson commented that they have opportunity to put storefront on Adams Street as well as Monroe, if the tenant wants doors there. Ms. Trimmer responded that there would be occupied space.

Board Member Schilling shared final thoughts on the retail space, when returning back for the final he wanted some certainty that what the plan activation is has enough depth provided in the spaces shown. Ms. Trimmer reported that she was confident in the company hired by JEA to

plan those spaces and it has not been any point of concern what-so-ever from the company that was hired to plan those spaces for that.

Board Member Durden requested them to show the depth on the drawing at final approval. Ryan Companies agreed to do so.

Board Member Schilling asked the applicant to describe a little bit more on the courtyard between the buildings. It appears that there will be some sort of access whether a door or a gate from the public to the private. Ms. Trimmer responded that it is not one-hundred percent certain that there will be access from the exterior courtyard spaces. Ms. Trimmer mentioned that the interior courtyard space was one of the core concepts that JEA wanted to create, for their employees. JEA wants to provide a lot of open air light access to that type of enmity for their employees. Ryan companies reported that the employees will park on floor as 239, go down in the elevator to the elevator lobby on the first floor of the parking garage and enter the secured courtyard area that the employees only would use and walk down a covered walkway or some sort to gain access into the building.

Board Member Durden inquired about the design of the garages and asked them to explain the necessity for having the access on Monroe and Adams. Ryan Companies stated a traffic plan was submitted to the City of Jacksonville. They can provide the traffic report as part of the plan. Board Member Durden stated that it really impacts the design. She addressed her struggles with parking garages. She would like our City to have aesthetic garages and would like to understand the color for final approval. She requested the applicant to explore some kind of green wall aspect because it goes well with the openness on the corner of Adams and Pearl Street. She congratulated the applicant of the depth of Monroe, Adams and Pearl Street walkability and encouraged them to contact David Engdahl for some public arts. She reiterated that there will be access points along the Julia Street side.

Board Member Loretta highly commended Ryan Companies for doing a great job. He wanted to confirm Ryan Companies as the architect and the developer. He requested a survey for final and wouldn't mind reviewing a site plan super imposed on top of the existing survey. He would love to see one parking in the middle of Julia Street with a decent sized tree. Everything looks suburban at the intersection and not really exuding an urban environment at the corners. That whole section needs to have much more thought by involving Kimberly Horn for development in this project, that way some of the things can be resolved.

Board Member Davisson reported the challenges on the site. He inquired about the screens on the buildings. He stated the building was bland and echoed Board Member Durden's recommendation of materials and colors. Chairman Harden pointed out that the architecture needed real life photo to give the members a sense of contexts. Color or green wall or some type of element that makes sense to give a little bit more character.

Board Member Davisson commented about the Adams Street corner. He recommended putting a little bit of energy in that corner. He suggested closing up Monroe Street for a pedestrian walkway to the Federal courthouse all of the way from Hemming Plaza. There is an opportunity to do something with trees and shade to amp it up more on all four sides. Board Member

Davisson noted that the streetscape and lighting in the garage needs to be discussed at the final. These are not cost prohibited and simple to address. He requested the applicant to provide street furniture, paving patterns on the street small spaces for final review. He mentioned fifty foot depth of the retail was good.

Chairman Harden noted that those were good comments. He pointed out that this building is going to set the tone and wanted to make sure it's done well. He recommended finding some way to get the garage the treatments from the comments that were provided. He also mentioned having a real photo of the treatment for the areas around the garage. The metal screen system type one is hard to get the sense of what that is, it could look really nice, and it could look what the building across the street has. He thinks it's trying to achieve some level of transparency but from a secure standpoint, he is trying to understand that a little bit better. It does cover a lot of ground around the sides that don't have the retail and it will be helpful to see.

Chairman Harden asked the board if they had any questions for the applicant from the feedback provided that might give additional clarification?

Board Member Schilling shared one more idea and asked the applicant to show the slide that shows the little pocket movement space. He mentioned currently everything was a little pocket open space tucked in behind the front plain of the building. It may be an opportunity to turn the corner and come out with some greenery by the bench or furnishings are going to be located. If he was at those corners, either into the building or the garage, and he is looking down the street, he sees something there that looks inviting. Board Member Loretta agreed and stated if it can get to the next pedestrian level.

Board Member Durden asked the applicant to bring back the corner perspectives on Julia and Adams Street for each of the corners. Ryan Companies agreed and stated they could add more perspective use of Julia Street and the entrance into the storefront off of Julia Street.

Ms. Trimmer requested clarification of the intent is to use a space for public art, should they show on the final plans. Some sort of art there is not tied to necessarily author to have, but show something there so you know they're going to use that space for public art. Board Member Durden suggested a flex space that could be public art or landscape.

III. OLD BUSINESS

NONE

IV. NEW BUSINESS

NONE

V. ADJOURNMENT

There being no further business, Chairman Harden adjourned the meeting at approximately 3:10 P.M.

Downtown Development Review Board (DDRB) – Workshop

Thursday, October 24, 2019

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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) 255-5302 or by email at karenu@coj.net.