

Downtown Development Review Board (DDRB)

Downtown Investment Authority



City Hall @ St. James Building, 117 W. Duval Street
1st Floor Lynwood Roberts Room

Thursday, October 20, 2016 – 2:00 PM

Members:		Ex-Officio and Staff Distribution:	
Frederick Jones, Chairman		Bill Joyce, PW Chief Engineering & Construction Management	
Joseph P Loretta, Vice Chairman		Council Member, Aaron Bowman	
Craig Davisson, Secretary		Brad Thoburn, JTA Representative	
Rafael Caldera, Board Member		Jacob Gordon, DVI, Ex-Officio Member	
William J. Schilling, Jr. Board Member		Michael Sands, PW/Dev. Mgt., Ex-Officio Member	
Carol Worsham, Board Member		Public Information Office, James Croft	
Trevor Lee, Board Member			
Christian Harden, Board Member			
Staff:		Office of General Counsel: Jason Teal, Assistant General Counsel	
Aundra Wallace, DIA CEO			
Jim Klement, DDRB Development Coordinator			
Guy Parola, DIA Redevelopment Mgr.			
Karen Underwood-Eiland, DDRB Executive Secretary			
I.	CALL TO ORDER – Chairman		
II.	ACTION ITEMS – Chairman		
	A. Approval of September 22, 2016 DDRB Board Meeting Minutes		
	B. DDRB 2016-015, Ventures Development Group, Multi-family, request for Conceptual Approval		
	C. DDRB 2016-013, Baptist Parking Garage, Baptist Health, request for Conceptual Approval		
	D. DDRB 2016-014, IBT / JTA (Greyhound relocation) request for Conceptual Approval		
III.	INFORMATION/DISCUSSION ITEMS Chairman		
	A. Special DDRB Meeting, October 26, 2016 District (JEA site, Southbank)		
IV.	OLD BUSINESS – Chairman		
V.	NEW BUSINESS – Chairman		
VI.	PUBLIC COMMENTS – Chairman		
VII.	ADJOURNMENT – Chairman		
	Next Scheduled Meeting: Special DDRB meeting October 26, 2016		



Downtown Development Review Board (DDRB)

City Hall at St. James, 117 W. Duval Street
Lynwood Roberts Room, 1st Floor

Thursday, October 20, 2016 - 2:00 p.m.

MEETING MINUTES

Board Members Present: Vice Chair J. Loretta, C. Davisson, R. Caldera, C. Harden and C. Worsham

Board Members Not Present: Chair F. Jones, T. Lee and Bill Schilling

DIA Chairman Present: Jim Bailey

DIA Staff Present: Guy Parola, Redevelopment Manger; Jim Klement, Development Coordinator; and Karen Underwood-Eiland, Executive Secretary

Representing Office of City Council: None

Representing Office of the Mayor: Johnny Gaffney

Representing Office of General Counsel: Jason Teal

I. CALL TO ORDER

Meeting Convened: 2:11 p.m.

Chairman Loretta convened the meeting and the attendees identified themselves for the record.

Chairman Loretta asked anyone wishing to speak on a particular project to complete a public speaker card and give to Karen. 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.

A quorum was not present at the time and moved to item B on the agenda.

B. DDRB 2016-015, VENTURES DEVELOPMENT GROUP, MULTI-FAMILY, REQUEST FOR CONCEPTUAL APPROVAL.

Board Member Worsham, Vice Chairman Loretta, Board Member Davisson, Board Member Harden disclosed that they had ex-parte communications.

Jason Teal noted that this item has been advertised on the agenda for Conceptual approval, however, the determination has been made that DDRB 2016-015 will be presented as a workshop item. No formal action will be taken at today's meeting.

Jim Klement reviewed the project report dated October 20, 2016 and introduced Steve Diebenow, Applicant whom provided an overview of the project. A two (2) page handout was provided to the Members showing conceptual elevations with a wrap around the garage.

The floor was opened and closed for public comments (there were no comments from the public).

Comments from the Board Members:

- New design for the elevation that was submitted. Redevelopment goals stated were to establish a waterfront design framework to experience a sense of place. Handout a little more astatically pleasing from the riverfront and should be discussed at the workshop.
- The neighboring property adjacent office buildings are the only properties that would connect with the property from the Riverwalk. Provide safe connection to the employer. Diebenow has not had any conversations with owner of Aetna Building and he stated it was a great suggestion.
- The original renderings of the parking garage wall and the proximity as walking back to the Riverwalk goal for pedestrian engagement. The other parking garage on the agenda has done a great deal of layering and stepping back with architectural treatment of the façade along the River is very important along the Aetna site. Concerns on the closeness and proximity of the garage setbacks need review.
- No issue with seeing building heights in downtown. No one present to speak from Aetna today. No issue with public or Riverwalk in engagement of the site. Having some kind of study of Baptist Hospital has done on the edge shown in the context would be helpful for positive comments. Mr. Diebenow stated that conversations will be starting with Baptist as well as the Owners of the Aetna building. The railroad tracks are challenging.
- Pedestrian access in the Riverwalk, with the parking is dedicated for public use on the Riverwalk. Mr. Diebenow stated that they had conversations about that and working on figuring out how to do it.
- Does the project reconstruct or refurbish that area of the Riverwalk or does it stay as it is. Mr. Diebenow responded that it is currently eight (8) feet wide and the DIA requires extending to twelve feet wide.

Board Member Caldera arrived at 2:36 p.m.

- Suggested to reduce the fire lane from 24 to 22 for more options. Currently leased 100 parking spaces to Aetna and would like an understanding of how that lease agreement affects their parking requirement. Review the entire board walk with the new material that may drop from 12 feet down 10 feet; but may maintain that same design style for the

sidewalk walking down to a parking lot to Prudential. Updated graphics provide a feeling of rock climbing.

- Board Member Caldera stated that he had ex-parte with the applicant.
- Great location. Big buildings are needed downtown. Parking lot is complicated with the project.

Chairman Loretta postponed DDRB Application 2016-015 for a workshop and to work with staff for a date/time. Mr. Diebenow will take the comments shared today and will resubmit a package in advance to the workshop for review.

C. DDRB 2016-013, BAPTIST PARKING GARAGE, BAPTIST HEALTH, REQUEST FOR CONCEPTUAL APPROVAL

Mr. Klement reviewed the project report dated October 20, 2016, described as Baptist Medical Center Lot A., parking garage. A workshop was assigned on August 25, 2016 and ideas and concepts were shared with the Board. The staff report included a deviation request for the parking that was not applicable.

Franklin Brooks, Freeman White Senior Advisor; representing Baptist Health provided a presentation.

Comments from the Board Members:

- Focus on the South elevation as it would draw a lot of visuals from 95.
- No problem reducing the landscaping on the side of the entrance ramp up to 95 on Gary Street. Additional landscaping along relocated Baptist parkway by cross street or next to garage to soften the edge.
- Horizontal panels with different elevations.
- Clarification was needed regarding pedestrian access on San Marco.
- Sidewalk Entrance to Baptist way and Gary Street

Jeff Harbinger, ETM was also present to discuss sidewalk.

A MOTION WAS MADE BY BOARD MEMBER DAVISSON AND SECONDED BY BOARD MEMBER HARDEN APPROVING DDRB APPLICATION 2016-013 REQUESTED CONCEPTUAL DEVELOPMENT PLANS FOR THE PROPOSED BAPTIST MEDICAL CENTER, LOT A. PARKING GARAGE, LOCATED ON PALM AVENUE, GARY STREET, PRUDENTIAL STREET AND SAN MARCO BOULEVARD WITH THE FOLLOWING CONDITIONS:

1. **The developer shall receive a deviation from *Sec. 656.361.13.-Entrances* to not provide entrances to the building from San Marco Boulevard prior to Final Approval from the DDRB.**
2. **The developer shall receive a deviation from *Sec.656.361.14.-River Views and Height of Buildings and Structures* to allow the height of the building to exceed the maximum height requirements of the underlying zoning district permitting an overall building height of 89 feet prior to Final Approval from the DDRB.**
3. **The developer shall receive a deviation from *Sec.656.361.17 Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements* to allow a permanent vinyl coated chain link fence along the rail right of way in lieu of a the wrought iron style fence prior to Final Approval from the DDRB.**
4. **The developer shall receive a deviation from *Sec. 656.361.20.- Streetscape Design Standards* to provide an alternative streetscape design so as to reduce the required landscape requirements along Gary Street and San Marco Boulevard prior to Final Approval from the DDRB.**
6. **Additionally, the DDRB suggested the developer investigate the opportunity for additional building design treatment on the façades of the building facing San Marco Boulevard, Gary Street and Prudential Drive. Also, review options for the travel lane pedestrian movements along Baptist Way as well as landscape improvements that may provide additional buffering treatment.**

THE MOTION PASSED UNANIMOUSLY 5-0.

D. DDRB 2016-014 IBT/JTA (GREYHOUND RELOCATION) REQUEST FOR CONCEPTUAL APPROVAL

Jim Klement reviewed the project report dated October 20, 2016.

Aaron McDaniel, Michael Baker International Civil Engineer Director, and Altin Haxhaj, Architect at Michael Baker International provided a presentation.

The floor was opened and closed for public comments (there were no comments from the public).

Comments from the Board Members:

- West elevation need evaluation
- Streetscape design as coming in is one of the major entrances to downtown and would like to see the delineated a little more.
- Would like to see topographic elevations +2+4+6 for final approval.
- Bio-swales

A MOTION WAS MADE BY BOARD MEMBER CALDERA AND SECONDED BY BOARD MEMBER DAVISSON APPROVING DDRB 2016-014 REQUESTED CONCEPTUAL DEVELOPMENT PLANS FOR THE PROPOSED JRTC – INTERCITY BUS TERMINAL LOCATED ON HOUSTON, STUART, AND FORSYTH STREETS WITH THE FOLLOWING CONDITIONS:

- 1. The developer shall receive a deviation from *Sec. 656.361.13.-Entrances* to not provide to the building from Stuart Street prior to Final Approval from the DDRB.**
- 2. The developer shall receive a deviation from *Sec.656.361.16.-Off-Street Parking Overlay* to reduce the required parking to zero spaces prior to Final Approval from the DDRB.**
- 3. The developer shall receive a from *Sec.656.361.17 Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements* addressing a) screening the onsite bus parking fronting Houston and Stuart Streets, b) dumpster storage, and c) onsite fuel storage, prior to Final Approval from the DDRB.**
- 4. The developer shall receive a deviation from *Sec.656.361.18. - Transparency* to provide less than the required 50% transparency requirement for façade treatment on street frontage (Stuart and Forsyth Streets) prior to Final Approval from the DDRB.**
- 5. The developer shall receive a deviation from *Sec. 656.361.20.- Streetscape Design Standards* to provide an alternative streetscape design, including Bio-Swales, on Stuart, and Forsyth Street frontage and landscape and paving treatment on all street frontage. The board encouraged complete landscape design information that includes plant material selection and addressing hardscape, lighting and street furniture.**
- 6. Additionally, the DDRB suggested the developer evaluate the opportunity for additional building design treatment on the West façade facing I-95 and the East façade facing Stuart Street. Also, the DDRB suggested the developer clarify the pedestrian movement and engagement along Forsyth and Stuart Streets as well as a stronger celebration of the entrance. The DDRB also offered comments noting the importance of “wayfinding” as a design element. The developer should present clear pedestrian and vehicle circulation destinations within the overall context for the specific site and area developments.**

THE MOTION PASSED UNANIMOUSLY 5-0

A. APPROVAL OF SEPTEMBER 22, 2016 DDRB BOARD MEETING MINUTES.

Board Member Davisson stated that what was presented was commercial regarding U-Haul. A correction was made on page 4 of 5.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER HARDENT APPROVING THE SEPTEMBER 22, 2016 DDRB BOARD METING MINUTES AS AMENDED.

THE MOTION PASSED UNANIMOUSLY 5-0.

II. INFORMATION DISCUSSION ITEMS

- A. SPECIAL DDRB MEETING, OCTOBER 26, 2016 THE DISTRICT (JEA SITE, SOUTHBANK)**

Jim Klement provided information relating to the project to the Board Members.

III. OLD BUSINESS

None

IV. NEW BUSINESS

None

V. PUBLIC COMMENTS

None

VI. ADJOURNMENT

There being no further business, Vice Chair Loretta adjourned the meeting at approximately 4:21 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, Downtown Investment Authority at (904) 630-3492 or by email at karenu@coj.net.