



City Hall, 117 West Duval Street
Lynwood Roberts Room

Thursday, July 3, 2014 – 2:00 PM

Members:	Ex-Officio and Staff Distribution:
Timothy Miller, Chairman	Bill Joyce, PW Chief Engineering & Construction
Rafael Caldera, Vice-Chair	Richard Ball, PW, Traffic Operations Division
Craig Davisson, Secretary	Don Redman, Member of Council, District 4
Logan Rink, Board Member	Scott Shine, Jacksonville Waterways Commission
Carol Worsham, Board Member	Vickie Drake, Ex-Officio Member
Roland Udenze, Board Member	Terry Lorince, Ex-Officio Member
Frederick Jones, Board Member	William Lyle, Ex-Officio Member
Wiatt Bowers, Board Member	Joel McEachin, Ex-Officio Member
	Michael Sands, Ex-Officio Member
Ex-Officio and Staff Distribution:	J. Keith Brown, JTA Representative
Ted Carter, OED Executive Director/CEO	Jim Bailey, DIA Representative
Paul Crawford, OED Deputy Director	Michelle Stephens, DDRB Recording Secretary
Alex Rudzinski, OED Director of Development	Jason Teal, Assistant General Counsel
Jim Klement, OED Staff Liaison	David DeCamp, Public Information Office
Aundra Wallace, DIA CEO	
I.	CALL TO ORDER – Chairman Miller
II.	ACTION ITEMS – Chairman Miller
	Approval of the June 5, 2014 Meeting Minutes
	DDRB-2014-005, Request for Final Approval and Deviations for 1024 Kings Avenue Development
III.	INFORMATION/DISCUSSION ITEMS – Chairman Miller
	William Morris, Principal @KBJ Architects; Temporary Art at Jessie Ball duPont Center
IV.	OLD BUSINESS – Chairman Miller
V.	NEW BUSINESS – Chairman Miller
VI.	PUBLIC COMMENTS – Chairman Miller
VII.	ADJOURNMENT – Chairman Miller
	Next Scheduled Meeting: Thursday, August 7, 2014 at 2:00 p.m.

DOWNTOWN DEVELOPMENT REVIEW BOARD

THURSDAY, JULY 3, 2014 – 2:00 P.M.

II. ACTION ITEMS

**DDRB-2014-005, 1024 Kings Avenue Development
Request for Final Approval and Deviations**

DOWNTOWN DEVELOPMENT REVIEW BOARD

REQUEST FOR FINAL APPROVAL and DEVIATIONS

**DDRB APPLICATION 2014-005
1024 KING STREET**

July 3, 2014

Project Name: 1024 King Street, (formerly Southside Blue Print)
Exterior Improvements to existing structure

Location: 1024 King Street

Request: Final Approval and Deviations

Downtown Overlay District: Southbank District

Current Zoning District: Community Commercial General -1 (CCG-1)

Current Land Use Category: Central Business District (CBD)

City Council District: District 4, the Honorable Don Redman

Applicant/Agent: Allen R. Stevens, President
Dav-Lin Interior Contractors, Inc.
6811 Phillips Industrial Blvd.
Jacksonville, Florida 32256
904.268.2900

GENERAL INFORMATION

DDRB Application 2014-005 is requesting Final Approval including Deviations from Sec. 656.361.17.-Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements and Sec. 656.361.20.-Streetscape Design Standards approving exterior improvements for the re-use of the existing building located at 1024 King Street. The building is presently vacant after a history of various users including most recently providing “blue print” services. The site is approximately 120 feet by 120 feet with an existing one story building of approximately 85 feet deep by 117 feet wide, approximately 8,500 square feet, covering the majority of the site. The remainder of the site is paved with a small landscape area adjacent to the north property line that is constrained with water meter and overhead service lines. The building was originally a gas station type operation converted in the early 70’s to the “blue print” operation. The applicant is proposing minimal modifications to both the site and the building noting the re-use of the existing building and existing pavement including existing underground

utilities and overhead service lines, limits improvements. However, the applicant proposes to renovate the existing one story building façade with modifications that include windows, additional entry features, and removal of the original canopy. The development also shows landscape improvement adjacent to the face of the building and landscape improvements along the property lines between the adjoining north and south neighbors. The applicant received Conceptual Approval June 5, 2014 and is now requesting DDRB Final Approval with deviations that include relief from the landscape screening of parking and streetscape design requirements for the proposed re-use of the building and site.

DEVELOPMENT GUIDELINES AND CRITERIA FOR REVIEW

Pursuant to the provisions of *Section 656.361.8 Powers and Duties of the Zoning Code*, the DDRB shall review and make decisions with respect to all applications for development and redevelopment within the Downtown Overlay Zone: (i) to ensure consistency and compatibility of all proposed development and redevelopment with the Downtown Master Plan; and (ii) to consider the design related issues of each application to ensure compliance with these Downtown District Regulations and all related approved design guidelines and standards, to the extent applicable. The review of this DDRB application is based on the above considerations as well as following applicable criteria pursuant to *Section 656.361.10 Development Guidelines* of the *Zoning Code* including the following:

1. Setback or “Build To” Lines

The intent of the Setback and “Build To” Lines is for buildings to provide continuous frontage along sidewalks creating a pedestrian-oriented and pedestrian-scaled environment. The proposed project is the reuse of a now vacant building built in the late 1950’s as a service station. The original site plan had the building set back from the King Street R/W accommodating on-site vehicular traffic. The proposed reuse does not modify the existing foot-print of the original building and incorporates the existing pavement fronting King Street so as to provide parking needs and meet ADA requirements.

Staff is of the opinion the reuse of an existing vacant building with no modifications to the existing foot print allows the setback requirement, and as such, this design guideline is not applicable.

2. Encroachment

The intent of this guideline is to engage the pedestrian by treatment of building facades. The criteria suggest providing differentiated building walls, open and inviting facades, human/pedestrian scale and varied horizontal and vertical articulation. As noted, the building is an existing structure that will be improved with façade improvements that include new windows, entries, removal of the existing canopy, new parapet treatment and landscaping.

Staff is of the opinion that proposed improvements shown on the final plans, including installation of new windows, entry improvements, exterior wall differentiated treatments with

textures and colors, new landscape and pedestrian walks adjacent to the building, as well as the new landscape at the north property lines meet the intent of this design guideline.

3. Entrances

This criterion requires at least one pedestrian entrance door on each building elevation facing a street. The project is the re-use of an existing building previously used as a gas station and later an office building. The existing building has a pedestrian entrance facing King Street.

Staff notes the redesign of the existing entry, as well as new pedestrian access and the development of a new walk adjacent to the building as shown on the final plans, meets the intent of this design guideline.

4. River Views and Height of Buildings and Structures

The intent of this guideline is to encourage views of the river, encourage buildings forms and massing that is respectful of their surroundings, and limit building height to the underlying zoning district. The applicant proposes to re-use an existing one story building with an underlying zoning designation of Commercial Community General – 1, (CCG-1) which allows primary structures up to 60 feet in height. The proposed project is similar to the re-use of adjacent buildings in the immediate area.

Staff notes the proposed improvements would maintain the existing one story structure and not increase the building height. Additionally, the building is not adjacent to or aligned with existing “River View” corridors and continues a trend in the area of re-using existing building for professional offices. As such, the final drawings show compliance with this design guideline.

5. Rooftop Design

The intent of this guideline is to screen all rooftop mechanical equipment from view with architectural enclosures. The applicant indicates that the proposed development will meet this requirement.

Staff notes that the applicant will need to show compliance with this design guideline on construction drawings prior to permit issuance.

6. Off-Street Parking Overlay

The intent of this guideline is to minimize the impact of developing parking and service areas associated with a development. The project is located within Southbank District of the Downtown Overlay District. This district requires compliance with *Sec. 656.361.16.-Off Street Parking Overlay*, which indicates that a project must provide 50% compliance with **Part 6 of the Zoning Code**. Additionally, the applicant may be allowed an additional 25% reduction of parking if the proposed development is within 700 feet of a transportation center including the Automated Skyway Express (ASE).

Staff notes the development shows 8 vehicle parking spaces and 1 handicap space for a total of 9 parking spaces. Per Code the project requires 24 parking spaces, **less 50%**, for a total of 12 parking spaces for the approximate 8,500 square feet of office space. It is noted that the proximity to the King Street Station ASE allows for a further **reduction of 25%**, for a total of 9 parking spaces. As such, the final drawings show compliance with this design guideline.

7. Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements

The intent of this guideline is to ensure appropriate screening and landscape treatment for parking, trash, storage and loading areas. The applicant has indicated that the site will use individual solid waste container with curb pick-up. Additionally, the site does **not** provide the required screening between the access drives for the proposed parking fronting King Street.

Staff notes that the project proposes to use the existing parking as the required parking for the proposed developed. Presently the parking is accessed by two drives from King Street. The area required to be screened per the development guideline would be the short distance between the two drives, approximately 10 feet. It is noted that providing landscape in this area would reduce the required internal parking and vehicle circulation creating unsafe views for traffic circulation to and from the site, as well as potential unsafe pedestrian views with regards to vehicle circulation. As such the development is **not** showing compliance with this design guideline. However, staff notes that the applicant does show additional landscape along the north and south property lines so as to mitigate this design requirement and support a deviation for an alternative design. Staff supports this alternative design and thus supports the deviation from this design requirement. **Note: The project will need to receive a deviation prior to final review and approval by the DDRB.**

8. Transparency

The intent of this development guideline is to minimize the percentage of blank wall space on the ground floor level, encourage continuity of retail and pedestrian consumer service uses, and provide a pleasant experience for pedestrians.

Staff notes that proposed final drawings show new windows and entry treatments facing the King Street frontage that indicate compliance with this development guideline.

9. Grid Pattern

The purpose and intent of this development guideline is to maintain traditional block patterns with a grid of streets wherever practicable. The project is the re-use of an existing building and proposes no alterations to the existing road ways and as such, this design guideline is not applicable.

10. Streetscape Design Standards

The intent of this design guideline is to establish criteria requiring certain levels of quality and street level enhancement for pedestrian use and interaction.

Staff notes that the conceptual plan does **not** show compliance with this development guideline but would also note this design guideline is not evident in the general area or immediate block. Additionally there is limited space to make the required improvements on this site as well as others locations in the area, supporting a relief from this guideline. The guideline requires paving and landscape improvements in the King Street right-of-way between the drive access locations. As noted, there is minimal area to make the streetscape improvements to the development; however, there are opportunities to mitigate non-compliance with landscape improvements, including landscape plantings at the north and south property lines of the proposed project. Staff notes that the applicant does show additional landscape along the north and south property lines so as to mitigate this design requirement and support a deviation for an alternative design. Staff supports this alternative design and thus supports the deviation from this design requirement. **Note: The project will need to receive a deviation prior to final review and approval by the DDRB.**

11. Waterfront Design Regulations

The site is not located on the riverfront and therefore these guidelines are not applicable.

SUPPLEMENTAL INFORMATION

The building is the reuse of an existing building in the Southbank District and proposed to develop the building as a one story office project. It is noted that the applicant has advertised as required in the Financial News and Daily record for Deviations.

RECOMMENDATION

The Downtown Development Review Board Staff recommends the DDRB Approve the following for Application for 2014-005 including:

1. A deviation from *Sec. 656.361.17.-Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements* with the applicant providing landscaping adjacent to the eastern and northern façade of the building facing King Street and the as shown on the presented Site Plan/Landscape Plan; and
2. A deviation from *Sec. 656.361.20.-Streetscape Design Standards* with the applicant providing landscaping in the area along the south and north property lines, as an alternative to the required streetscape design for the King Street frontage; and
3. Final Approval of DDRB application 2014-005.

1024 Kings Avenue Renovation

Jacksonville, FL 32207



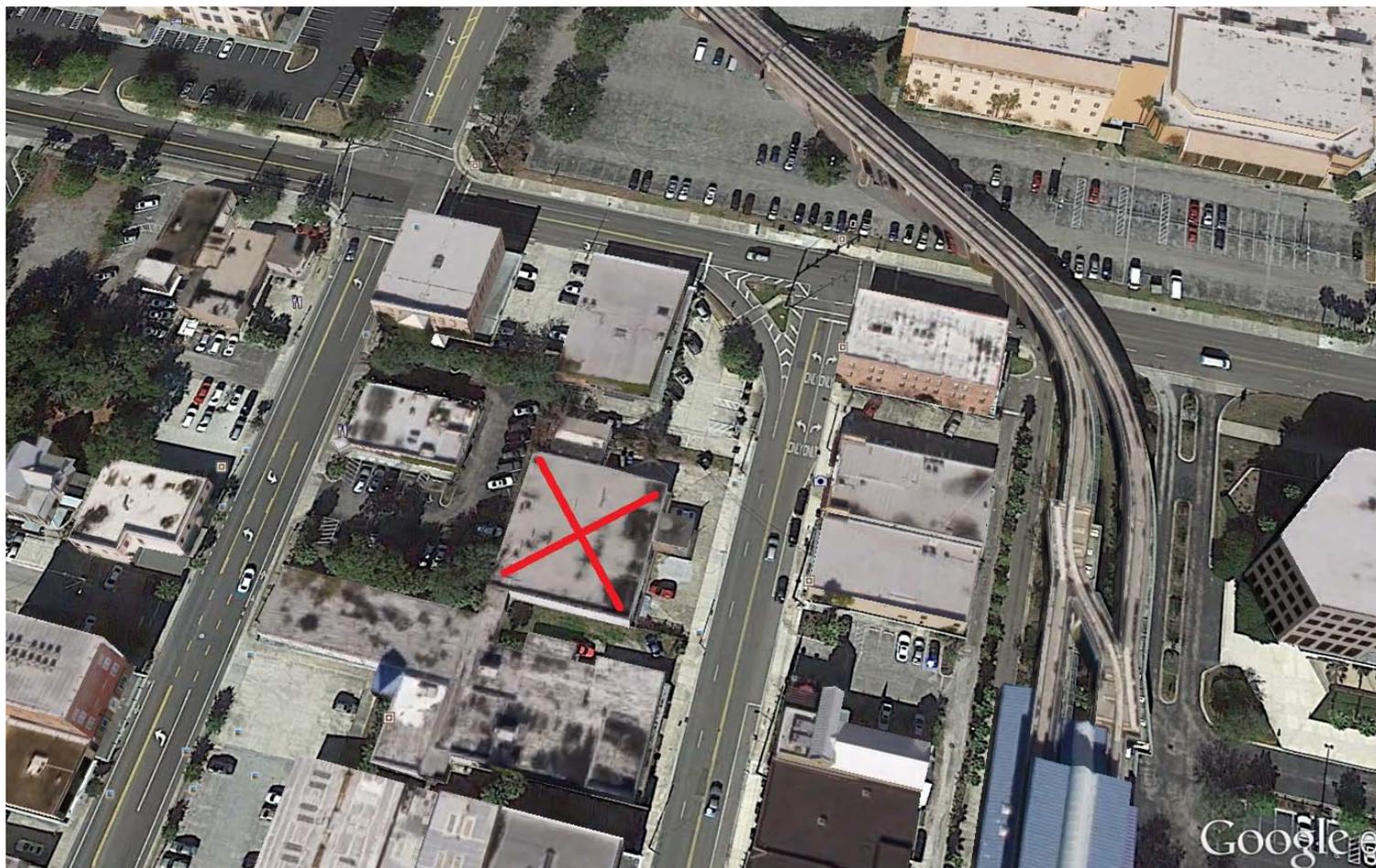
July 3, 2014
DDBR 2014-005

Group 4 Design, Inc.
1520 Prudential Drive
Jacksonville, FL
904-353-5900

Location Map



Site Aerial

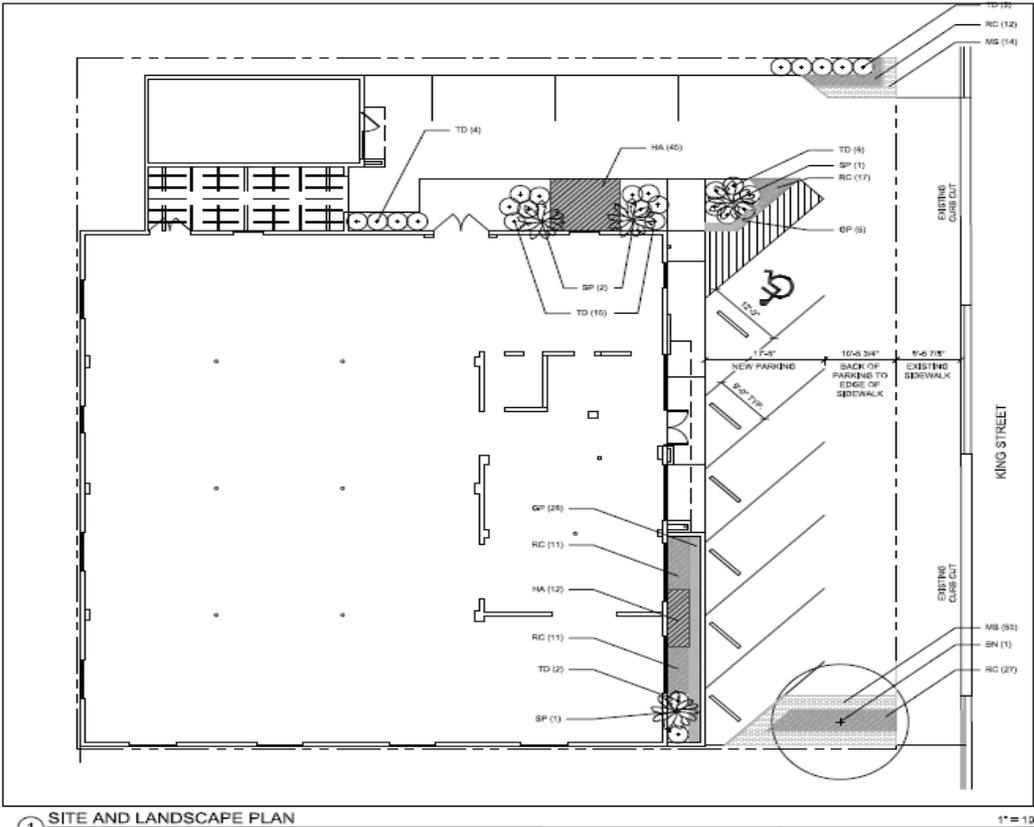


Proposed: Site Plan/Landscape Plan

PLANTING SCHEDULE								
QTY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MIN. HT.	REMARKS & SPEC'S.	STATUS
TREES								
BN	1	BETULA NIGRA	WEVER BIRCH	55 GAL.		14'	SINGLE STEM (4" CAL.)	NATIVE
SP	4	SABAL PALMETTO	SABAL PALM	SMB		14'-0"		NATIVE
GRASSES								
TD	27	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL.		35" OC	12"	NATIVE
PERENNIALS								
GP	30	GALLARDA PALMELLA	BLANKET FLOWER	1 GAL.		18" OC	6"	NATIVE
HA	52	HELIANTHUS ANGLUSTIFOLIUS	SUNFLOWER	1 GAL.		18" OC	12"	NATIVE
MS	54	NIPOSSA STREPELOSA	POWDERPUFF	1 GAL.		18" OC	2"	NATIVE
RC	78	RUELLIA CAROLINENSIS	WILD PETUNIA	1 GAL.		18" OC	6"	NATIVE

NOTES

- ALL PLANT MATERIAL USED ON SITE SHALL BE FLORIDA NO. 1 OR BETTER AS DESCRIBED IN THE LATEST EDITION OF "NURSES AND STANDARD FOR NURSERY PLANTS," PARTS I AND II, BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- SOIL MIXTURE SHALL BE ONE PART CLEAN TOPSOIL TO ONE PART NATIVE LEAF LITTER OR COCONUT CHIPPED DUST, TO THIS MIXTURE, ADD AND UNIFORMLY MIX ONE AND ONE HALF POUNDS OF ORGANIC FERTILIZER, PER CUBIC YARD OF BAGWELL, SPYRNUM MOSS AND PEAT SHALL NOT BE USED ANYWHERE ON SITE.



1 SITE AND LANDSCAPE PLAN

1" = 12'

Existing: Street View



Proposed: Street View East Elevation



Proposed: North Elevation



