

SUPPLEMENTAL INFORMATION TO CASE REPORT
AND
RESPONSE TO COMMENTS ON CASE REPORT

1. Not sufficient information on materials. Need more specific details.
Additional information on the exterior and material samples and colors will be provided at the meeting. Materials include durable earth tone colors including concrete and natural native granite.

2. Include a discussion on the encroachment on the district, as the Historic District is the historic property. Case Report talks about individual historic property, but the Downtown Historic District is the historic property. Compatibility issue.....
The site has been utilized for an underutilized use as a parking lot. The growing interest into downtown historic district and into the downtown has increased the demand for parking. The site has been planned for a denser multi level parking structure. Such use will ensure more tenants for the downtown historic district. It will allow more parking to compete with the retail shops located outside the downtown area. The multi use nature of the project will allow the ability to conceal its parking structure look and will provide for a vibrant more compatible living structure.
The massing of the structure combined with the setbacks creates the shadowing that breaks out the structural mass into different buildings with sizes and proportions compatible with other components of the district. This approach mitigates the impact on the district.

3. Include feasible and prudent alternatives, other than building the current structure to make it financially feasible. Would a smaller structure be feasible? Is this the only alternative for parking downtown?
A smaller structure is not feasible. The project solicited by the City's leadership included goals to complement the district. Those goals included the multi-use components incorporated within the project. The goals and multi use nature of the project are compatible with the historic district goals of vibrancy, sustainability, longevity, and ability to survive competition from newly developed areas outside the downtown.
Several options were evaluated based on compatibility, traffic and pedestrian safety, economics, and exterior massing and finish. These options included a multilevel uniform height structure across the site, locating the tower on the east of the site, building only a parking structure. Evaluation lead to the current design based on:
 - a- **Pedestrian and Vehicular traffic interaction and safety. Having the loading and unloading for the major component (residential, conference center, hotel) on**

Sixth Street will allow for safer interaction between the pedestrian and vehicular traffic. Bringing such live dynamic to the SE corner of Sixth and St. Joe will enhance other components within the district and will bring more stability and sustainability to one of its major assets.

- b- Enhancement of downtown historic district by providing additional parking.**
 - c- Enhancement of downtown historic district by attracting more mid-size meetings to the district.**
 - d- Attracting more residents to the district to support the businesses that support and sustain the district.**
 - e- Evaluate the skin of the structure to more compatible durable earth tone colors.**
4. Elevations are stated they are not to scale. Information requested on actual height, to include scaled drawings.
The drawings are not printed to scale that can be manually measures, but they are printed to the same scale and proportions to reflect the relationship of the proposed structure to the district.
5. Request a photo shop picture from the corner of 5th Street and North Street looking downtown to get a visual appearance of the building downtown.
Pictures will be provided at the meeting.

The Commission created a sub-committee to work with Hani and the architects if they agree. Those members would be: Michelle Dennis, Shawn Krull, and Gavin Williams.

Another question that may not pertain to the Historic Review was: How many additional parking spaces will this actually create for the City? There will be approximately 300 public spaces. How many will replace the current spaces lost at this location? How many will replace the spaces lost to Main Street Square? How many spaces are leased spaces?

There are currently near 140 spaces on the site. The City will own 350 spaces in the new structure. The Multi use facility will generate real Estate taxes to pay for the structure.