



B
BEARING POINT
PROPERTIES

**HUMPHREYS
& PARTNERS**
ARCHITECTS

**Coleman
Partners**
ARCHITECTS LLC

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

RENDERED SITE PLAN

PENSACOLA, FLORIDA

AUGUST 2021

**Jerry Pate
Design**



NORTH ELEVATION - GARDEN ST



SCALE: 1/16" = 1'-0" (24"x36" SHEET)



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5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

BEARING POINT PROPERTIES

ELEVATIONS

July 28, 2021

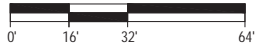
PENSACOLA SITE
PENSACOLA, FL
HPA# 21006



EAST ELEVATION - SPRING ST



SCALE: 1/16" = 1'-0" (24"x36" SHEET)



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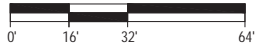
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WEST ELEVATION



SCALE: 1/16" = 1'-0" (24"x36" SHEET)



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SOUTH ELEVATION - ROMANA ST



SCALE: 1/16" = 1'-0" (24"x36" SHEET)



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SPRING AND GARDEN



SPRING AT CONDOS





Chairperson Salter stated he would not classify the Reynolds Music House as an architecturally significant contribution in its current state; there were pieces and parts which were iconic, but not in good shape. The criteria applied by the Board for the significance of the structure, the importance to the integrity of the district, whether reasonable measures could be taken to secure the structure, in the way it was presented, what we would be gaining was more representational of a historic structure, and the current structure was questionable in its current structural integrity. Board Member Mead indicated Hurricane Sally had deteriorated the usefulness of the structural fabric for the design intended. Also, since this had already been approved in its current form, they more than satisfied the requirement that the design replacement would suit the district. Mr. Spencer advised as the drawing depicted which was approved on the conceptual level, it was implying a masonry loadbearing wall anywhere from 12" to 18" thick; that would occur whether it be a combination of reinforced CMU with a sheathing of 8" with an additional 3" to 4" of sheathing, insulation and a finish; it would not be loadbearing brick; the brick if painted would return to give the appearance of a loadbearing masonry building.

Staff advised the item was brought to the Board for conceptual review, but the applicant had asked that it be considered final, and the Board gave final approval. Board Member Mead understood that the Board gave final approval for a building renovation but felt the significant details in a newbuilt structure should return to the Board for final approval. Mr. Spencer clarified that during the presentation, it had actually gone from conceptual to final approval. Staff advised if the demolition was approved, the project would return to the Board for final approval. Advisor Pristera indicated he would also approve the demolition.

Board Member Mead made a motion to approve the concept as previously submitted in conceptual form, with the final returning to the Board with the details of newbuilt construction. Board Member Ramos seconded the motion, and it carried 5 to 0.

Item 9

200 BLK W. Garden Street

PHBD / GCD

New Construction-Conceptual

C-2 & C-2A

Action taken: Conceptual Approval with Comments.

John Buzzell, Bearing Point Properties, is seeking *CONCEPTUAL* review of a new mixed-use, multi-family property located at the corner of Garden Street and Spring Street. The proposed mixed-use project includes approximately 329 residential units offered for rent, 53 condominium units offered for sale, and approximately 37,000 square feet of grocery retail space. The space for all of these uses is proposed to surround a central parking garage to accommodate the entire development. This conceptual packet included a site plan, elevations and renderings, and preliminary materials. Staff also provided a timeline detailing past ARB reviews for this project and zoning maps and advised the elevations had been slightly revised, and hard copies were provided to the Board with revisions available online.

Mr. Buzzell presented to the Board and explained the lower levels of the parking were available for the grocery retail with upper levels for the residential units.

McDaniel Wyatt stated this property sat as the western gateway to downtown Pensacola. The majority of the existing site had been razed. The remaining structures were the blighted school building and two historic elements which they planned to incorporate into the design - the arches of the former USO building along South Spring and the façade of the former school building at Garden. He explained level I with parking, grocery and vehicular access, Level II grocery and leasing, Level III with additional grocery parking, Level IV with multi-family reconnecting to the main building, Level V and VI multifamily and condominiums on Spring and toward downtown and the waterfront, with Level VII being the upper-level parking garage. He explained the majority of the buildings were four stories, with six stories along Spring Street and the condominium building at seven stories. He demonstrated the sightline for pedestrians shielding the view of the parking

garage as well as the required mechanical units on the top floor. He also provided illustrations for the balcony residential units as well as colors and materials for the exterior and impact-resistant windows in various sizes.

Brad Alexander presented the landscape plans and stated they were increasing the amount of public parking and reducing the amount of impervious surface onsite by approximately 25% which would improve the stormwater quality; they proposed 76 trees onsite which added 42 to the downtown tree canopy. They planned tree island bump-outs into the roads creating parallel parking spaces and narrowing the road width resulting in a safer pedestrian experience. The lighting would be in accordance with the standards of the city used on Palafox Street; landscape would involve drought-tolerant and wet-tolerant plant material known to be successful in Pensacola. They were increasing the pervious surface in the right-of-way by 400%. He also advised initial meetings with the City had been supportive and encouraging, and they appreciated the Board's consideration.

Historic Preservation Planner Harding presented the timeline for Board consideration beginning in December 2017 requesting to demolish all buildings on the site; the USO building and others were approved for that demolition, with the 1940s school building not approved. In November 2018, the motion to demolish the school building resulted in a "no action motion" with a tied vote of 3 to 3. A special meeting was conducted in December 2018 to consider the demolition of the school building, which was approved 6 to 1. In June 2019, conceptual plans were submitted to replace buildings with the school building as part of the development – they were researching available avenues to save the building. Conceptual plans were approved. In July 2020, the developers requested the Board to waive the requirements to submit final plans prior to receiving a demolition permit for the remaining building at 200 BLK W. Garden; the request was denied on grounds the applicants did not show strange or unusual circumstances or that there was a clear public safety issue that would warrant the Board's acceptance of the presentation as an acceptable set of plans for the project. He explained the demolition had been approved, and the Board was now considering what was being constructed, and these were conceptual plans which allowed Board input to the applicant. He pointed out a lot of the early comments had been addressed or incorporated into the current plans.

Mr. Buzzell confirmed these were new plans with an entirely new outlook on this project. Staff commended the applicants for considering the school building. Mr. Buzzell explained they had done extensive research into incorporating the school building in the overall project but could not come close to making it a feasible rehab incorporation or a standalone rehabilitation into a feasible design which would benefit the city. Chairperson Salter advised when the demolition approval of the school building was granted, it was granted based on circumstances that had been provided for a development of this type. So, the development and usage of the property and density remain very much similar to what was the basis for the arguments of allowing the demolition of that; it was important to note that it was basically the same circumstances.

Board Member Spencer stated with a project of this scope, he did not want a level of detail that would require the Board to remain after hours but wanted enough direction to the applicant so that subsequent to this meeting they could continue to move forward. However, he referred to Southtowne where certain things were implied and was frustrated with some of the things that happened in that process. Staff advised there was a Code provision which addressed that the Board was not able to address plans without giving recommendations for changes necessary before plans could be reconsidered. Whether approved or denied, the Board was tasked to provide guidance which should be incorporated into the final renditions.

Advisor Pristera agreed with the report submitted about the school building. He was happy to see they had made a few changes to the design which made the project stronger. He indicated the applicants were open to suggestions, and it looked to be a better project, and some of his

suggestions had already been incorporated.

Board Member Mead felt the project was well done and spoke to the more modernistic approach in the downtown governmental center. With regard to the overall massing, he felt there was too much variation/movement on the upper elements to speak to the site as an integrative whole if that was the intent. He liked better the language of the continuity below and would like to see that continue with appropriate variation that's less than what they had above; he felt the tower elements worked, was not sure of the cornices, and the recessed porch elements with the framing on Spring Street also worked as an element; the others were beginning to get too complicated. He explained this was a very prominent corner lot, and he felt some of the elements were fighting each other and would lose their significance. He also pointed out the saved historical elements were not coming into the structure in any way which basically left them to be complete folly on the streetscape and not relating in any way to anything around them; he felt it was a missed opportunity to pull some elements out of them and implement them into the structure. Given the overall concept, the applicants saw no reason why they wouldn't be able to incorporate some of those suggestions. They did have arches in the earlier schemes, and they indicated they would revisit that element. Board Member Mead also thought the streetscape concept worked very well.

Board Member Spencer encouraged them to use the limestone veneer as the base as an elegant urban material solution. He suggested they not try to be too whimsical but to be forthright and confident in their design solutions. Regarding storefront canvass awnings, they worked well in providing shade and shelter as intended, however, the drawings showed one of Southtowne's biggest flaws; the awnings were up so high, they wouldn't function as intended and would not provide the pedestrian experience they wanted.

Chairperson Salter stated the corner was bounded on two sides by the large public thoroughfares and a very visible corner. Their mass was broken up in sections with a tower on the corner, with a tower further west separated by a small building. He wondered if on this corner the mass could be expanded to make that corner a single solid type building since Pensacola had a large amount of brick corner buildings; maybe the towers could be joined together and make that corner element read more as one mass. He felt the project was going to be great and looked forward to what was to come next.

Board Member Yee thought the project was going in the right direction and agreed that the corner volume should be distinct from the rest of the structure; he felt having the modern anchor on the southeast corner was great and having the northeast corner more monolithic and distinct from the rest of the project was in the right direction. Maybe some other masonry material might be used at the base to give the impression of another distinct building which may have evolved over time. He also agreed that the awnings should be lowered. He felt this was a great project and hoped the applicants were successful in the development.

Board Member Ramos agreed that there were parts of Southtowne that did work, especially the more residential townhouse areas, and he was looking forward to the landscaping on the residential portions of this project.

Board Member Mead addressed the sightlines with having taller buildings in the area and encouraged the applicants to look at how those sightlines would appear. Board Member Spencer indicated that a properly anchored Florida certified equipment screen on a roof would be an expensive element and needed to be budgeted in the beginning. Staff stated since the Southtowne project, other large projects had been held to the requirements of the Code which did require mechanical equipment to be screened especially on rooftops.

Board Member Spencer then made a motion to approve the project at 200 BLK W. Garden as presented for conceptual review. Board Member Mead amended the motion to be consistent with the comments from the Board on various elements. It was accepted, and it was seconded by Board Member Mead. The motion then carried 6 to 0.