



**Downtown Investment Authority
Retail Enhancement and Property Disposition Committee**

**Hybrid Virtual In-Person Meeting
Wednesday, July 10th, 2022 at 1:30 p.m.**

RE&PD AGENDA

Oliver Barakat, Chair
David Ward, Esq., Committee Member

Todd Froats, Committee Member
Carol Worsham, Ex Officio

Committee Members Excused: Jim Citrano

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. JUNE 15, 2022 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL
- IV. RESOLUTION 2022-08-01: 113 E BAY ST SIDEWALK ENHANCEMENT GRANT
- V. RESOLUTION 2022-08-02: AMERICAN LIONS EXTENSION
- VI. RESOLUTION 2022-08-03: MOSH DISPOSITION
- VII. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
- VIII. OLD BUSINESS
- IX. NEW BUSINESS
- X. ADJOURN

PHYSICAL LOCATION

City Hall at St. James
117 West Duval Street
First Floor, Lynwood Roberts Room
Jacksonville, Florida 32202

Visitors are encouraged not to enter City owned public buildings if they have: symptoms of COVID-19, a fever of 100.4 degrees Fahrenheit or higher, are currently undergoing evaluation for COVID-19 infection, a diagnosis of COVID-19 in the prior 10 days, or have had close contact with someone infected with COVID-19 during the prior 14 days. Any member of the public entering City owned public building may choose to wear a mask inside the building.



**Downtown Investment Authority
Retail Enhancement and Property Disposition Committee**

**Hybrid Virtual In-Person Meeting
Wednesday, July 10th, 2022 at 1:30 p.m.**

VIRTUAL LOCATION

Interested persons desiring to attend this meeting virtually can do so via Zoom (including by computer or telephone) using the following meeting access information:

Join Zoom Meeting

<https://us02web.zoom.us/j/82534306765?pwd=MDdaN2xpTTFzZ3gxUmNRQTM3Mm1GZz09>

Meeting ID: 825 3430 6765

Passcode: 186971

One tap mobile

+1 (312) 626-6799 (Chicago)

+1 (646) 558-8656 (New York)

Find your local number: <https://us02web.zoom.us/j/82534306765?pwd=MDdaN2xpTTFzZ3gxUmNRQTM3Mm1GZz09>

TAB III

**JUNE 15, 2022 RETAIL ENHANCEMENT & PROPERTY
DISPOSITION COMMITTEE MEETING MINUTES**



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee Hybrid Meeting
Wednesday, June 15, 2022 – 2:00 p.m.

RE&PD Committee Hybrid Meeting
Draft - MEETING MINUTES

Retail Enhancement and Property Disposition Committee Members (CMs) in Attendance:

Oliver Barakat, Chair
David Ward, Esq.

Jim Citrano (late arrival)

Committee Members Excused: Carol Worsham and Todd Froats

Board Members in Attendance: Stephanie Burch (via Zoom)

DIA Staff Present: Lori Boyer, Chief Executive Officer (via Zoom); Steve Kelley, Director of Downtown Real Estate and Development; Ina Mezini, Marketing and Communications Specialist (via Zoom); Xzavier Chisholm, Administrative Assistant; Antonio Posey, Project Manager; and John Crescimbeni, Contract and Regulatory Compliance Manager (via Zoom).

Office of General Counsel: Joelle Dillard, Esq.

I. CALL TO ORDER

The Retail Enhancement and Property Disposition Committee meeting of June 15th, 2022, was called to order at 2:14 p.m. by Chairman Barakat.

II. PUBLIC COMMENTS

Chairman Barakat opened the floor to public comment.

The following persons made in-person public comments, made public comments virtually through Zoom, or provided comments that were read into the record by DIA Staff. Note: the subject matter of the comment(s) indicated to the right of each person:

| | |
|-----------------|---|
| Clifford Miller | Urged the City to focus on restoring and maintaining existing structures before diverting resources to newer, low-quality developments. |
|-----------------|---|

Chairman Barakat requested that CEO Boyer provide an update on the JTA Ultimate Urban Circulator (U2C) project at a later date.

III. SNYDER UNSOLICITED PROPOSAL

DIA's Steve Kelley presented the unsolicited proposal received from Life Church for the acquisition of the Snyder Memorial Church building located at 226 N Laura Street. The unsolicited proposal is respectfully rejected by DIA staff as authorized by the Unsolicited Proposal Policy with

no further consideration or vote by the Committee required. The proposal is rejected for the reasons laid out in the Unsolicited Property Disposition Request Summary provided to the committee and made available to the public. The DIA anticipates publishing a Notice of Disposition following a formal process with an RFP, hopefully within the next two quarters.

Mr. Kelley responding to a question from BM Ward, stated that the property is currently owned by the City.

Mr. Kelley responding to a question from Chairman Barakat, commented that the building has ongoing maintenance requirements and it has been a challenge to keep the building secure. CEO Boyer added that there is CIP funded work being performed to preserve the integrity of the building as a historical structure (e.g., fire and life safety improvements such as the sprinkler system and asbestos removal).

Chairman Barakat asked if anyone from Life Church is present. No one from Life Church was present.

Responding to a question from Chairman Barakat, Mr. Kelley stated that there is a running list of interested parties of the property.

CM Citrano arrived at 2:25 p.m.

IV. MAY 16, 2022 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL

Having called for corrections or other edits by his fellow committee members and after receiving none, Chairman Barakat asked for a motion and second on the item.

Motion: CM Ward moved to approve the minutes as presented

Seconded: CM Citrano seconded the motion

Vote: Aye: 3 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 3-0-0.

V. RESOLUTION 2022-06-04: SHIPYARDS OFFICE PARCEL DISPOSITION

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO ISSUE A 30-DAY NOTICE OF DISPOSITION IN ACCORDANCE WITH THE NEGOTIATED DISPOSITION PROCEDURE ADOPTED BY DIA; AUTHORIZING THE PUBLICATION OF A NOTICE OF DISPOSITION FOR THE FEE SIMPLE DISPOSITION OF AN APPROXIMATELY 1.05 ACRE PARCEL (THE “OFFICE PARCEL”) OF CITY-OWNED REAL PROPERTY AS DEPICTED ON THE SITE PLAN ATTACHED HERETO AS EXHIBIT “A” AND

COMPRISING A PORTION THE LAND GENERALLY KNOWN AS KIDS KAMPUS LOCATED BETWEEN GATOR BOWL BOULEVARD AND THE ST. JOHNS RIVER, AND IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 130572-0100, “THE PROPERTY”; EXPRESSING THE INTENTION TO DISPOSE OF SAID PROPERTY SUBSTANTIALLY IN ACCORDANCE WITH THE NEGOTIATED TERMS TO IGUANA INVESTMENTS OF FLORIDA, LLC (THE “DEVELOPER”) UPON EXPIRATION OF THE THIRTY-DAY NOTICE PERIOD ABSENT HIGHER RESPONSIVE OFFERS, SUBJECT TO BOARD APPROVAL OF FULLY NEGOTIATED TERMS AT A MEETING AT WHICH THE CEO OF DIA PRESENTS SUCH TERMS TO THE BOARD; ESTABLISHING THE TERMS OF THE PUBLISHED NOTICE OF DISPOSITION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

CEO Boyer presented the resolution, stating that it requests authorization for publication of a Notice of Disposition (NOD) for a fee simple sale of the office parcel at Kids Kampus. Exhibit C reflects the essential terms of the NOD. If the board approves the NOD, it would be published following the June board meeting. Once the NOD closes and depending on if other responses are received, DIA staff would then present a term sheet to the board for their consideration.

BM Citrano asked if staff anticipate additional incentive requests. CEO Boyer responded that the simple answer yes, but they already have a REV Grant in the current Redevelopment Agreement (RDA). Adding that, it is likely there will be a separation of the two REV grants, each one will be independent in relation to the value of the construction and the value of the project. There has also been discussion of increase construction costs so it is likely there will be a request for an increased cap.

Chairman Barakat asked why is the developer asking for a conversion from lease to fee simple purchase. CEO Boyer responded that she believes it is in part due to the financing structure. Cyndy Trimmer, representing the developer, stated that as the final financing structure is being established and discussion is occurring with potential tenants there has been interest in some condominium type ownership, as well as concerns regarding the ground lease. The fee simple ownership will assist the developer in garnering further investment in downtown and getting everything together more efficiently and effectively.

Following discussion of what the minimum requirements should be for item four on Exhibit C, **Chairman Barakat proposed removing “office” from the language and changing 157,027 to “150,000 gross square feet or greater.”**

Motion: CM Citrano moved to approve Resolution 2022-06-04 with the changes proposed by Chairman Barakat.

Seconded: CM Ward seconded the motion

Vote: Aye: 3 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 3-0-0.

VI. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR

None.

VII. OLD BUSINESS

CEO Boyer reminded the committee members that the legislation for the BID and CRA update will be coming before City Council in the coming weeks and any support provided would be appreciated.

VIII. NEW BUSINESS

None.

IX. ADJOURNMENT

Seeing no further matters for discussion, Chairman Barakat adjourned the meeting at 2:49 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a recording is available upon request. Please contact Xzavier Chisholm at xchisholm@coj.net to acquire a recording of the meeting.

TAB IV

RESOLUTION 2022-08-01: 113 E BAY ST SIDEWALK ENHANCEMENT GRANT

RESOLUTION 2022-08-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ACTING AS THE COMBINED NORTHBANK COMMUNITY DEVELOPMENT AGENCY (“GRANTOR”) APPROVING THE AWARD OF A RETAIL ENHANCEMENT PROGRAM FORGIVABLE SIDEWALK ENHANCEMENT LOAN TO THE FUN DEPARTMENT LLC. (“GRANTEE”); AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A FORGIVABLE LOAN AGREEMENT OR EQUIVALENT; AUTHORIZING THE DIA CEO TO EXECUTE SUCH AGREEMENT; AND FINDING THAT THE PROPOSED SIDEWALK CAFÉ FURTHERS THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN, INCLUDING THE NORTHBANK CRA PLAN (“BID PLAN”) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the Grantee submitted a Retail Enhancement Program - Sidewalk Enhancement application to the DIA under the Targeted Retail Activation: Food and Beverage Establishments Program adopted by DIA pursuant to Resolution 2020-06-01 and as further modified by Resolution 2021-12-02; and

WHEREAS, the application, attached hereto as Exhibit A, was reviewed by the DIA staff, and found to be consistent with the BID Plan and CRA Plan for Downtown Northbank; and

WHEREAS, the DIA is authorized to utilize the Northbank Combined Tax Increment District funds, in accordance with the CRA Plan, to foster the redevelopment of the Downtown Northbank Community Redevelopment Area; and

WHEREAS, there are sufficient funds available within the Northbank CRA approved budget for Retail Enhancement to fund this request; and

WHEREAS, to assist the Grantee in activating Downtown by allowing for more outdoor seating for the establishment, and more sidewalk activation., DIA staff recommends that the DIA approve a Sidewalk Enhancement Forgivable Loan in the amount not to exceed \$4,300.00 (Four Thousand Three Hundred Dollars) to the Grantee in accordance with the terms of the established program and the application attached hereto as Exhibit A; and

NOW THEREFORE, BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA hereby finds that the Project is supported by the following Goal(s) and Strategic Objective(s) of the BID Plan:

- Goal 3: Increase and diversify the number and type of retail, food, and beverage, and entertainment establishments within Downtown.
- Goal 4: Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks, and attractions.
- Goal 6: Improve the walkability/bike-ability of Downtown and pedestrian and bicycle connectivity between Downtown and adjacent neighborhoods and the St. Johns River

Section 3. The DIA hereby approves the award of a Retail Enhancement Grant Sidewalk Enhancement Grant in the amount of \$4,300.00 from the Combined Northbank CRA to Grantee to be provided in accordance with the application attached hereto as Exhibit A and the adopted Sidewalk Enhancement program guidelines.

Section 4. This award is subject to each of the following prior to reimbursement for eligible expenditures as may be submitted:

- a) Maximum funding limited to 80% of actual costs incurred as supported by invoices, but not more than \$4,300.00, and
- b) Evidence that the lease for the subject property and operation of the subject business has been renewed for a period of not less than three years.
- c) Tenant's submission and approval of a valid Sidewalk Café Permit approved upon funding request and board approval.
- d) DIA reserves the right to inspect the improvements during the compliance period.
- e) The admission of the Sidewalk Enhancement grant will be made as a grant with clawback provisions for a term of 3 years.

Section 5. The Chief Executive Officer is hereby authorized to negotiate and execute the Loan Agreement or equivalent and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 6. The Effective Date of this Resolution is the date of execution of this Resolution by the Chair of the DIA Board.

*** SIGNATURES FOUND ON THE FOLLOWING PAGE ***

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Witness

Carol Worsham, Chair

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

SUPPLEMENTAL INFORMATION

**DIA Sidewalk Enhancement Grant Program
Staff Report**

**113 E Bay Street – Underbelly
July 11, 2022**

Project name / Applicant: **The Fun Department LLC. d/b/a Underbelly**
Owner/Operator, Mr. Jason Hunnicutt
Owner/Operator, Mr. Duane DeCastro

Project Location: 113 E Bay Street
Jacksonville, Florida 32202

| | | |
|-------------------------|---------|------|
| Total Project Costs: | \$5,503 | 100% |
| Applicant Contribution: | \$1,200 | 20% |
| Funding Request: | \$4,300 | 80% |

| | |
|-----------------------------|---|
| Recommended Funding: | Lesser of \$4,300 or 80% of Actual Total Project Costs |
|-----------------------------|---|



Business Bio:
The owners of The Fun Department LLC, Mr. Jason Hunnicutt and Mr. Duane DeCastro, currently operate Spliffs Gastropub at the corner of Ocean Street and Forsyth Street, along with the 1904 Music Hall and Ocean Street Tacos on Ocean Street but sought a larger space for their growing business model of providing food, drink, and live music in an entertainment district. After much success downtown with

their initial ventures, they found the opportunity at 113 E Bay Street at the site of the former Underbelly live music venue.

Originally opened in 2012, the original owners of Underbelly closed its doors in 2015. After four years of the venue being closed, Underbelly was reopened in 2019 by The Fun Department, LLC to expand their operations into a larger space and the operators chose to operate under the original name. Underbelly currently operates as a multipurpose venue that provides live music, a variety of entertainment shows, and also serves as a restaurant and bar.

While providing downtown with multiple concerts, comedy shows, and karaoke nights, Underbelly also provides patrons with a menu cultivated by Chef Cassie Romines of Spliff's Gastropub. Currently, Underbelly is operating from 5:00 PM until 2:00 AM Tuesday thru Friday, and 6:00 PM until 2:00 AM on Saturdays. Plans call for expanding the hours to 11:00 AM to provide a lunchtime option to the visitors, employees, and residents of downtown.

Project Description:

The applicant, The Fun Department LLC, has applied for funding under the Retail Enhancement Grant, Sidewalk Enhancement Stand-Alone program. The Fun Department LLC proposes to add seven, bar-height cafe tables, twenty-eight chairs, and eight stanchions at a cost of \$3,983.00. In addition, the operators plan to add seven umbrellas with bases at a cost of \$1,519.58, for a total of \$5,502.58. The installation to the sidewalk in front of their existing location at 113 E Bay Street is being made to, "Allow for more seating for the establishment, outdoor seating, and more sidewalk activation." After a preliminary viewing of the sidewalk area at 113 E Bay Street staff has determined that the area is compliant with municipal code, being that the sidewalk does measure at least 12 feet in width. Upon further inspecting and pending approval of the sidewalk café permit staff does recommend The Fun Department LLC, eligible for the Sidewalk Enhancement Stand-Alone Grant. The subject property is located within the Elbow district of the Targeted Retail Activation: Food and Beverage Establishments Program (FAB-REP) adopted by DIA pursuant to Resolution 2020-06-01 and as modified by Resolution 2021-12-02. Property taxes have been confirmed to have been paid for the 2021 tax year at the subject location as required by program guidelines.

In order to secure the items that are purchased, Underbelly proposes bringing the tables, chairs, umbrellas, and stanchions, indoors after closing each day. This is considered an eligible activity under the program guidelines.

Staff Recommendation:

Staff recommends approval of the request under the Retail Enhancement Grant Program to providing funding for costs as incurred and supported by receipts. Funding will be made from the Retail

Enhancement Grant Program upon purchase and installation of the equipment as proposed, subject to the following terms and conditions:

1. Maximum funding limited to 80% of actual costs incurred as supported by invoices, but not more than \$4,300.00.
2. Evidence of fully executed leasing agreement providing a term of more than three years remaining.
3. Tenant's submission and approval of a valid Sidewalk Café Permit is required prior to funding.
4. DIA reserves the right to inspect the improvements during the compliance period.
5. The admission of the Sidewalk Enhancement grant will be made as a recoverable grant with clawback provisions for a term of 3 years.

TAB V

RESOLUTION 2022-08-02: AMERICAN LIONS EXTENSION

RESOLUTION 2022-08-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) EXTENDING THE TIME FOR NEGOTIATION OF A TERM SHEET WITH AMERICAN LIONS (“DEVELOPER”) AUTHORIZED PURSUANT TO RESOLUTION 2022-05-02 THROUGH AUGUST 31, 2022; AUTHORIZING THE CEO OF THE DIA TO CONTINUE NEGOTIATIONS WITH THE DEVELOPER AND PRESENT TO THE DIA BOARD IN SEPTEMBER 2022 A TERM SHEET FOR DISPOSITION AND DEVELOPMENT OF THE PROPERTY (“RIVERVIEW PLAZA SITE”) IN ACCORDANCE WITH THE PROPOSAL SUBMITTED BY DEVELOPER IN RESPONSE TO ISP-0362-22; AND OTHERWISE AUTHORIZING THE CEO TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2022-05-02 adopted by the DIA on May 18, 2022, American Lions, the sole respondent, was unanimously selected by the Board as the respondent to ISP-0362-22 whose proposal was deemed in the public interest, furthered the North Bank Community Redevelopment Area Plan, and furthered Sec. 163.380 Florida Statutes, and

WHEREAS, DIA staff was directed to enter into negotiations for a Term Sheet with American Lions for the sale and redevelopment of the Riverview Plaza Site; and

WHEREAS, Resolution 2022-05-02 contemplated that the award would terminate in 105 days unless a term sheet was negotiated within that time frame or the time for approval is extended by the Board; and

WHEREAS, significant progress has been made in the negotiation of a mutually acceptable Term Sheet, with good faith and diligence exercised by both parties, the final proposed terms of this important development activity have not yet been finalized.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The time frame for negotiation of a term sheet is hereby extended until September 30, 2022, to allow the staff time to negotiate and deliver a term sheet to the Board by the DIA September meeting.

Section 3. This award of the disposition to American Lions shall terminate as of September 30, 2022 unless a term sheet has been successfully negotiated and approved by the Board or the time for approval is further extended by the Board.

Section 4. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Carol Worsham, Chair

_____ Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

SUPPLEMENTAL INFORMATION



Downtown Investment Authority

TO: DIA RE&PD Committee / DIA Board

FROM: DIA Staff

SUBJECT: Resolution 2022-08-02, American Lions River View Plaza Development
Extension request for presentation of a Term Sheet

DATE: August 10, 2022

Summary:

The DIA seeks approval to file legislation for a 30-day extension to the time provided in Resolution 2022-05-02 to negotiate and present a Term Sheet to the DIA Board for the disposition and development of a +/- one-acre site adjacent to the River View Plaza Park with the development team American Lions.

Relevant Facts:

- American Lions, LLC, a joint venture between Fetner Properties (represented by Hal Fetner, Damon Pazzaglini, and Alex Fetner) and the Lions Group (represented by Albert Shirian and Aaron Shirian) was the only responsive bidder to ISP-0362-22 for disposition and development of the subject property.
- The DIA Board approved entering into negotiations with American Lions via Resolution 2022-05-02 at its May Board meeting and provided 105 days to complete those negotiations and present the Term Sheet to the Board for consideration of approval unless such deadline is otherwise extended by the Board. August 31, 2022, represents 105 days from that date of approval.
- The development of the River View Plaza Park, including the subject development site, is a catalyst project within Downtown Jacksonville.
- The DIA and American Lions have met several times and continue to negotiate a Term Sheet in good faith, but material terms have not yet been finalized and additional time is needed to bring that agreed-upon Term Sheet before the RE&PD Committee and the DIA Board.

Proposed Structure:

- Fee disposition of the +/- one-acre parcel located in the northwest corner of the River View Plaza Park parcel (former site of the Landing) for a nominal consideration amount.
- Twenty-year, 75% REV Grant, based on agreed-upon minimum development cost.
- Long-term loan that requires interest payments and full principal repayment secured by a mortgage with a perfected lien position subordinate to senior lender(s). Such loan would be funded pari-passu with interest abatement during the construction period, supported by a completion guarantee that effectively mirrors that provided to the senior lender, and right of reversion of project is not started timely.
- Completion grant that gives consideration to:
 - 1) developed space(s) to be deeded back to the City in fee or by an easement for public space, and/or
 - 2) an amenity that may be revenue generating for the benefit of the City, and/or
 - 3) recognizes additional development costs incurred to meet the requirements of ISP-0362-22 and contributes to the benefit and value of River View Plaza Park.

TAB VI

RESOLUTION 2022-08-03: MOSH DISPOSITION

RESOLUTION 2022-08-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE SITE PLAN DEPICTING THE MUSEUM PARCEL TO BE GROUND LEASED TO THE MUSEUM OF SCIENCE AND HISTORY (“MOSH”) PURSUANT TO RESOLUTION 2022-01-03 AS WELL AS THE PARK PARCEL AND PARTNERSHIP PARCELS AS CONTEMPLATED BY SAID RESOLUTION; AUTHORIZING THE CEO OF THE DIA TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2022-01-03, the DIA authorized the disposition by ground lease of a 2.5 acre parcel for the new museum together with associated rights and responsibilities for design, development, use and maintenance of adjacent City-owned property in accordance with the term sheet attached thereto; and

WHEREAS, pursuant to Resolution 2022-01-03, MOSH was required, prior to September 30, 2022, to submit to the Downtown Investment Authority a site plan for the Museum Parcel (inclusive of approximate building dimensions, setbacks, entrances, uses and engagement on Bay and the riverfront) for its review and approval; and

WHEREAS, at a publicly noticed meeting held on August 10, 2022, the DIA Retail Enhancement and Property Disposition Committee (“REPD”) reviewed the Site Plan presented and subject the conditions included in this Resolution, recommended approval of the site plan.

NOW THEREFORE BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference.

Section 2. The DIA, as a material inducement to and condition to the disposition of the property, expressly states its expectation and instruction to DDRB, as the development review body within Downtown, that DDRB review the plans submitted to it for, and any approval by the DDRB be predicated on satisfaction of the following conditions. The DIA has determined that the site plan attached hereto as Exhibit 'A' is approved subject to the following conditions:

- a. At least 2/3 of the riverfront Partnership Parcel must remain open for use by the general public on weekends and on 3 of the 5 weekdays each week.
- b. No less than 50,000 SF of Exhibit Space shall be constructed within the museum facility.
- c. All berms, buffers and landscape designed solely to screen or aesthetically enhance the building on the Museum parcel must be included in the Partnership Parcel or Museum Parcel rather than on the Park Parcel; however any such berms or screening will not be considered Urban Open Space. For clarity, throughout this term sheet where “Urban Open Space” is used, it is to mean the following pursuant to Chapter 656, Part 3, Subpart H, as amended by Ordinance 2022-0383-E:

"Urban Open Space" means an area within the Private Realm that is immediately adjacent to the Public Realm and integrated therewith. Unlike what is generally or conventionally considered "open space" within the suburban context, Urban Open Space is not just landscaping or seating or the absence of a building or structure, but rather is an area built for human activity and engagement and is comprised of public art, interactive equipment such as swings, exercise equipment, information kiosks, etc. as the anchor of that space.

- d. MOSH will design the museum facility and the surrounding park space comprising the Property with the aspirational goal of creating an iconic venue. Iconic means that the facility will be visually dramatic, unique, and memorable. It will be designed with the intent to draw visitors from around the Southeast Region and serve as an important and enduring landmark contributing to that which defines the City as a distinctive urban center and will remain visually and experientially appealing with the passage of time. Examples of public buildings considered to be iconic and the features that make them iconic are attached as Appendix 'A' to this Resolution. The DIA, as a condition to the disposition of the property, expressly states its expectation and instruction to DDRB, as the development review body within Downtown, that any approval by the DDRB be predicated on the inclusion of an iconic building and venue with the finding of such, in part, based on the meanings contained herein and Appendix 'A' to this Resolution 2022-08-03.
- e. The design will comply with the Downtown Overlay Standards as enacted within the Jacksonville Municipal Code as well as the DDRB's development guidelines, except as may otherwise be approved by the DDRB and allowed by code, noting, however, that it is a requirement of this Resolution that any setback permitted from the Build-To Line shall be limited to accommodating Urban Open Spaces or semi-private Urban Open Spaces to maintain the urban character and streetscape edge, including the integration and engagement of the public pedestrian corridors with the proposed public or semi-private Urban Open Space. The quoted overlay text in Developer's presentation is outdated and current code requirements are applicable. Site plan approval by DIA is not a determination that this criterion has been met and that determination rests with DDRB. In the event the plan presented to DDRB demonstrates that the build-to line is not met or does not include Urban Open Space as an intervening feature between the building and Bay Street, and DDRB determines that the criteria for a deviation have not been met, a new Site Plan will be submitted to DIA for approval prior to resubmission to DDRB.
- f. MOSH shall advise its Design team that DIA desires an expanded riverfront park space adjacent to Riverwalk to connect parks east and west of the site. The riverfront frontage of the Museum Parcel should open to and engage with the riverfront park.
- g. There shall be no vertical structures within the 100-foot setback. Any pavement in the 100-foot setback area shall be screened and landscaped.
- h. The Museum Building shall be designed to engage with Bay Street. DIA envisions a walkable activated corridor, and this site needs to contribute to the activation of that street frontage. In most cases, we are requiring retail or restaurant space with direct sidewalk access and the Zoning Overlay includes a "build to" line. As presented the site

plan does not demonstrate compliance with this criterion but it is expected that DDRB will review the final design of the proposed Urban Open Space and the transparency of adjacent facades and adjacent interior uses to ensure compliance.

- i. The museum main entrance location depicted on Slide 16 is approved. At least one public entrance /exit shall also be provided on the riverfront and creekfront façades of the building. Without being overly prescriptive, the use of entrances, transparency, and activating uses along East Bay Street, the St. Johns River and Hogan's Creek are required.
- j. The location of vehicular drop-off, bus queuing, and building loading is approved.
- k. Development design must not significantly alter the direction, force, or volume of flood waters onto adjacent properties during significant surge events or prolonged inundation.

While elevation of the first habitable floor to 13+ feet ensures resiliency of the building, the Developer has stated that the location was selected specifically to allow the site to be a model for resiliency, and plans to incorporate resiliency programming and exhibits. As City-owned property, the DIA expects a design approach to the entire site that incorporates resilient features that will allow the site to accept and absorb flood waters and recover from flood events. As an example, we have suggested tiering the Riverwalk and waterfront and constructing the Riverwalk so that it is capable of flooding and recovery rather than raising the bulkhead which is structurally sound. Similarly, DIA has requested pervious parking at grade under the first habitable floor of the building in lieu of fill. While no on-site parking is required, filling the entire building pad to a height of 12+ feet is not an acceptable design that provides an example of creative and resilient waterfront development techniques.

- l. A science themed node will be included on the Property executed at a scale, durability and appeal complementing other riverfront nodes within the Downtown Area. The node marker shall be capable of being lighted at night and visible from other locations along the Riverwalk and generally meet the criteria established in the SWA plan prepared for DIA. The node marker may be incorporated into the building design or as part of the Park Project.
- m. The design must be coordinated with the Hogan's Creek resiliency project which is under design and Emerald trail segment contemplated to cross the site. Preliminary designs contemplate a living shoreline to improve habitat and water quality at the mouth of Hogan's Creek. In addition, the current concept design proposes up to a 100' buffer from the existing bulkhead. The concept design also contemplates a Trail visitor center at Bay Street on the creek front and the trail must connect to the Riverwalk Publicly available restrooms for trail and Riverwalk users should be accommodated either in the visitor center or elsewhere within the Park Project. Finally, the location of the pedestrian bridge crossing the creek will be subject to coordinated design and placement and may be a sidewalk extension adjacent to the right of way.

- n. The design will include access to and features complementing the portion of the Riverwalk located adjacent to the Property.
- o. Landscaping will comply with the City’s standards, Downtown Design Standards, and the Riverwalk Plant Palette within the Riverwalk adjacent portion of the Property.

Section 3. The DIA Board hereby authorizes the CEO to approve minor changes in the dimensions and shape of the Museum Parcel and Partnership Parcels as depicted in the attached site plan subject to the following conditions:

- a. The total acreage of the Museum Parcel may not exceed 2.5 acres.
- b. The Museum Parcel may not extend further toward the riverfront.
- c. The Museum Parcel may not encroach further into the 100-foot waterfront setback.
- d. The Building footprint may decrease as design progresses but may not increase by more 10’ parallel to the river or 20’ in depth between Bay Street and the River
- e. The Museum Parcel may move closer to Bay Street with Partnership Parcel A reducing in size and Partnership Parcel B increasing in size.

Section 4. The DIA Board hereby authorizes the CEO of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution.

Section 5. This Resolution, 2022-08-03, shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Carol Worsham, Chair

_____ Date

VOTE: In Favor: ____ Opposed: ____ Abstained: ____

MOSH

JACKSONVILLE, FLORIDA
AUGUST 2022

This document was prepared on behalf of



by



MOSH DISPOSITION RESOLUTION OVERVIEW

| DESIGN | DELIVERABLE PG # | MOSH COMPLIANCE | FUTURE DELIVERABLE |
|--|---------------------|-------------------------------------|-------------------------------------|
| A "MOSH will design the museum facility and the surrounding park space comprising the Property with the aspirational goal of creating an iconic venue. Iconic means that the facility will be visually dramatic, unique, and memorable. It will be designed with the intent to draw visitors from around the Southeast Region and serve as an important and enduring landmark contributing to that which defines the City as a distinctive urban center and will remain visually and experientially appealing with the passage of time." | 4 | | <input checked="" type="checkbox"/> |
| B "The design will comply with the Downtown Overlay Standards as enacted within the Jacksonville Municipal Code as well as the DDRB's development guidelines, except as may otherwise be approved by the DDRB and allowed by code. A minimum 50' building setback from the river on all waterfront sides of the Property will be required and no portion of the Museum Parcel may encroach within this zone." | 5 | | <input checked="" type="checkbox"/> |
| C.1 "MOSH shall advise its Design team that DIA desires an expanded riverfront park space adjacent to Riverwalk to connect parks east and west of the site. To the extent feasible, the building itself and the boundary of the Museum Parcel will be set back 100 feet or more from the bulkhead but its riverfront frontage should open to and engage with the Riverfront park." | 7 | <input checked="" type="checkbox"/> | |
| C.2 Furthermore, the building should be designed to engage with Bay Street. DIA envisions a walkable activated corridor, and this site needs to contribute to the activation of that street frontage. In most cases, we are requiring retail or restaurant space with direct sidewalk access and the zoning Overlay includes a "build to" line." | 9 | | <input checked="" type="checkbox"/> |
| D "The Design of the Park Project (inclusive of the Partnership Parcel) is subject to review and approval of the Downtown Investment Authority for consistency with its BID and CRA Plan and of the DIA and COJ Department of Parks, Recreation and Community Services for consistency with associated adopted studies and plans of each for the Riverwalk and riverfront." | | | <input checked="" type="checkbox"/> |
| E "By September 30, 2022, the Developer shall submit to the Downtown Investment Authority a site plan for the Museum Parcel (inclusive of approximate building dimensions, setbacks, entrances, uses and engagement on Bay and the riverfront) which shall be subject to DIA's review and approval, for consistency with the design elements contemplated hereunder." | 16 | <input checked="" type="checkbox"/> | |
| F "The design of the Museum Parcel may include queueing space for loading and unloading a maximum of 6 buses delivering and picking up museum patrons. Surface parking of buses on the Property shall not be permitted." | 18 | <input checked="" type="checkbox"/> | |
| G "In collaboration with the City's Chief Resiliency Officer, the design will include resiliency features, including to the extent practicable the design recommendations set forth in the 2021 Report by the City Council Special Committee on Resiliency and/or other City requirements adopted as of design review, consistent with the term of the Ground Lease. Further, by April 1, 2022, a storm surge simulation will be provided to the Developer by the City to evaluate how flooding can be mitigated, and the results factored into the design." | 19 | | <input checked="" type="checkbox"/> |
| H "The design must be coordinated with the Hogan's Creek resiliency project which is under design and Emerald trail segment contemplated to cross the site. Preliminary designs contemplate a living shoreline to improve habitat and water quality at the mouth of Hogan's Creek. In addition, the current concept design proposes up to a 100' buffer from the existing bulkhead. The concept design also contemplates a Trail visitor center at Bay Street on the creek front and the trail must connect to the Riverwalk Publicly available restrooms for trail and Riverwalk users should be accommodated either in the visitor center or elsewhere within the Park Project. Finally, the location of the pedestrian bridge crossing the creek will be subject to coordinated design and placement." | 21 | | <input checked="" type="checkbox"/> |
| I "A science themed activity node will be included on the Property executed at a scale, durability and appeal complementing other activity nodes within the Downtown Area. The node marker shall be capable of being lighted at night and visible from other locations along the Riverwalk." | 24 | | <input checked="" type="checkbox"/> |
| J "The design will include access to and features complementing the portion of the Riverwalk located adjacent to the Property." | 25 | <input checked="" type="checkbox"/> | |
| K "Landscaping will comply with the City's standards, Downtown Design Standards, and the Riverwalk Plant Palette within the Riverwalk adjacent portion of the Property." | 28 | | <input checked="" type="checkbox"/> |

MOSH DISPOSITION RESOLUTION

Design Point A

“MOSH will design the museum facility and the surrounding park space comprising the Property with the aspirational goal of creating an iconic venue. Iconic means that the facility will be visually dramatic, unique, and memorable. It will be designed with the intent to draw visitors from around the Southeast Region and serve as an important and enduring landmark contributing to that which defines the City as a distinctive urban center and will remain visually and experientially appealing with the passage of time.”

MOSH Action

The Design Team has reviewed the disposition resolution and will incorporate stated requirements into the design of the museum facility.

**FUTURE
DELIVERABLE**



MOSH DISPOSITION RESOLUTION

Design Point B

“The design will comply with the Downtown Overlay Standards as enacted within the Jacksonville Municipal Code as well as the DDRB’s development guidelines, except as may otherwise be approved by the DDRB and allowed by code. A minimum 50’ building setback from the river on all waterfront sides of the Property will be required and no portion of the Museum Parcel may encroach within this zone.”

MOSH Action

The design will comply with the Downtown Overlay Standards. Demonstration of required offsets are on the following page.




**FUTURE
DELIVERABLE**

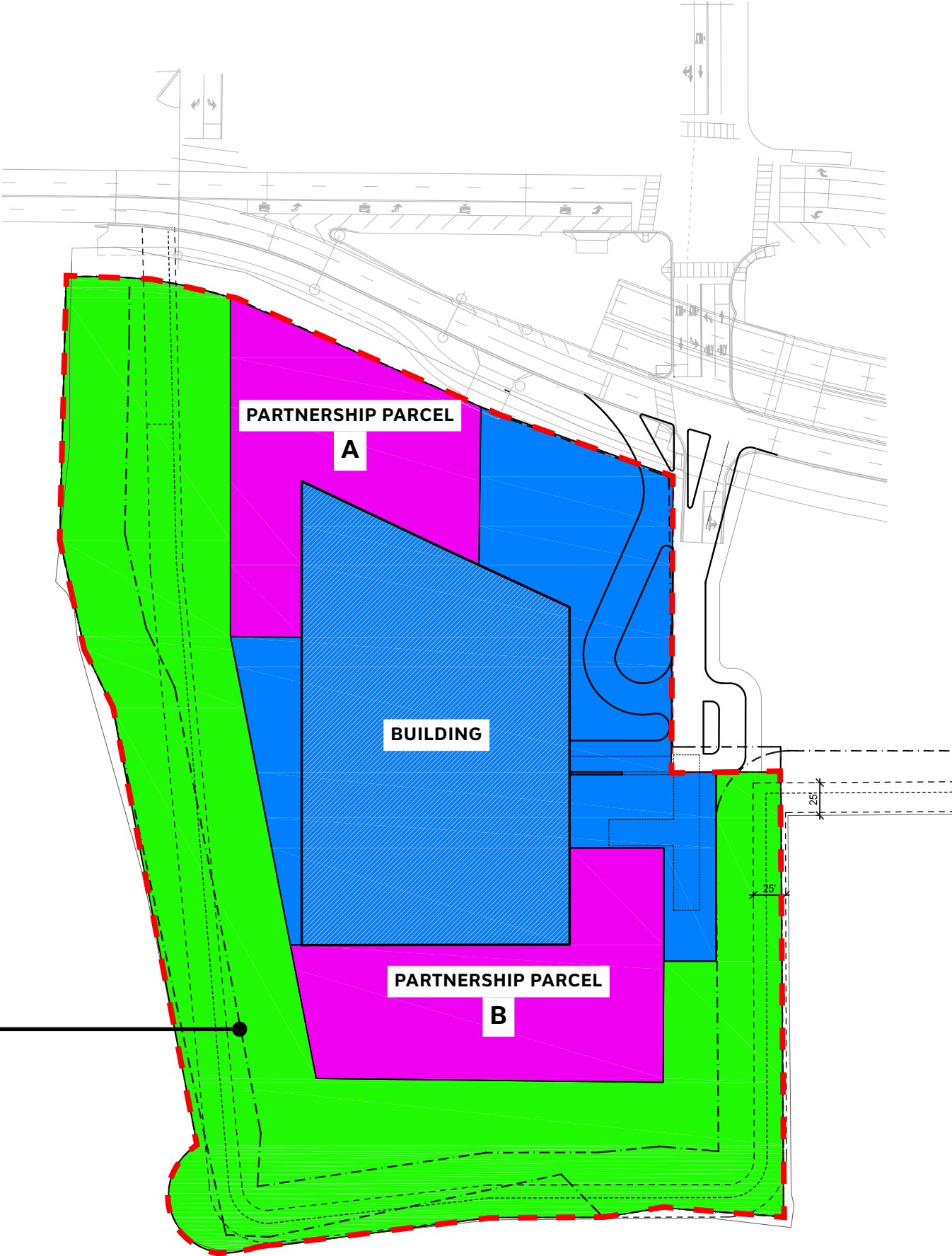


MOSH DISPOSITION RESOLUTION

Design Point B

Parcel delineation plan included here.

-  MUSEUM PARCEL 2.5 ACRES
-  PARTNERSHIP PARCEL 1.5 ACRES
-  PARK PARCEL 3.2 ACRES



MOSH DISPOSITION RESOLUTION

Design Point C.1

“MOSH shall advise its Design team that DIA desires an expanded riverfront park space adjacent to Riverwalk to connect parks east and west of the site. To the extent feasible, the building itself and the boundary of the Museum Parcel will be set back 100 feet or more from the bulkhead but its riverfront frontage should open to and engage with the Riverfront park.

MOSH Action

The design team will ensure that the building itself will be set back 100’ from the bulkhead and the Mosh Parcel as feasible to allow for the riverfront frontage to be open and engage with the riverfront park.

The only encroachment of the MOSH parcel into the 100’ bulkhead set back is paving related to servicing the building aligned with and driven by the extension of A. Philip Randolph Street.




**MOSH
COMPLIANCE**



MOSH DISPOSITION RESOLUTION

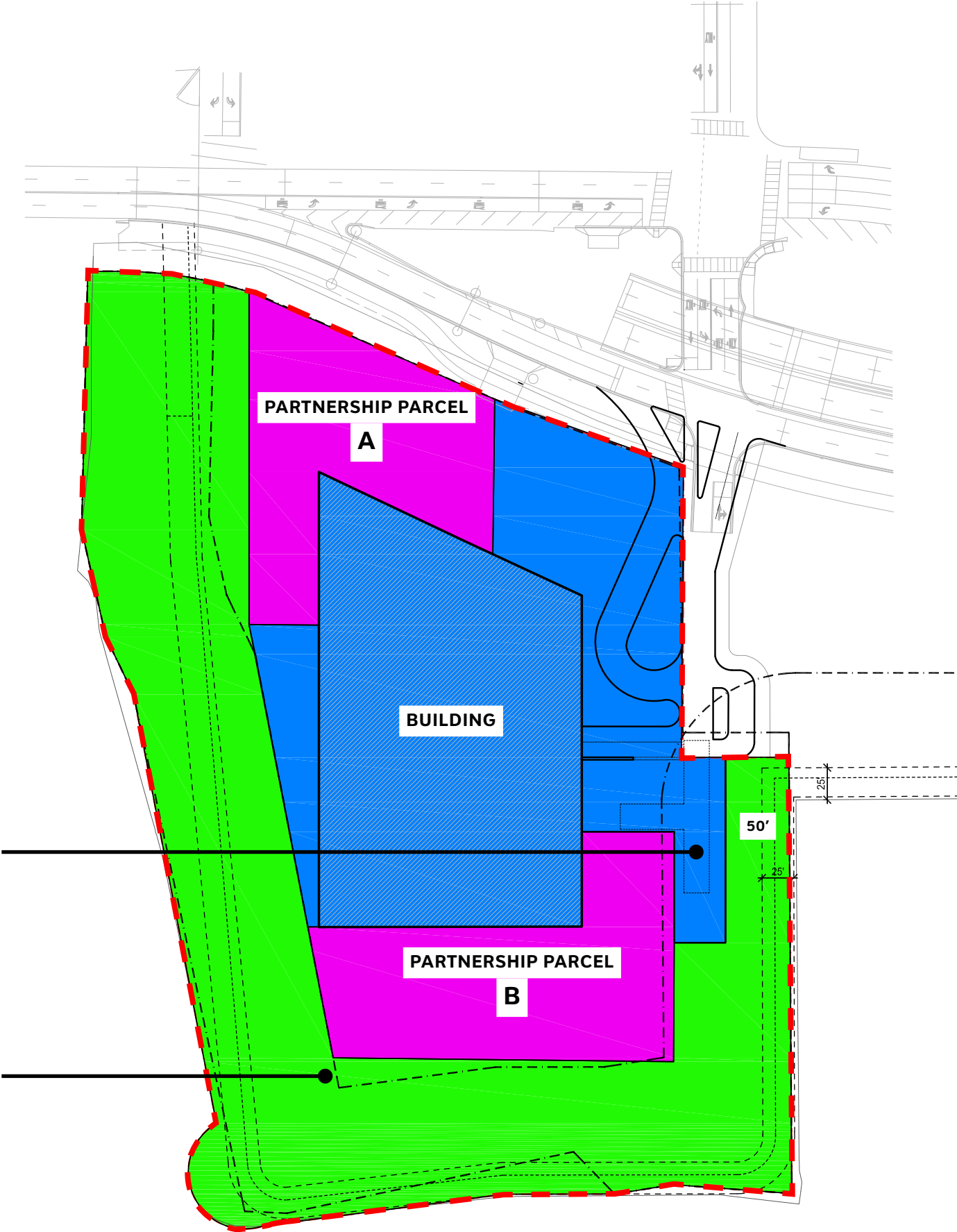
Design Point C.1

Parcel delineation plan included here.

-  MUSEUM PARCEL 2.5 ACRES
-  PARTNERSHIP PARCEL 1.5 ACRES
-  PARK PARCEL 3.2 ACRES

THE ONLY ENCROACHMENT OF THE MOSH PARCEL INTO THE 100' BULKHEAD SET BACK IS PAVING RELATED TO SERVICING THE BUILDING ALIGNED WITH AND DRIVEN BY THE EXTENSION OF A. PHILIP RANDOLPH STREET.

100' BULKHEAD OFFSET



MOSH DISPOSITION RESOLUTION

Design Point C.2

Furthermore, the building should be designed to engage with Bay Street. DIA envisions a walkable activated corridor, and this site needs to contribute to the activation of that street frontage. In most cases, we are requiring retail or restaurant space with direct sidewalk access and the zoning Overlay includes a “build to” line.”

MOSH Action

The design team will maintain the urban character and streetscape edge of Gator Bowl Blvd and provide pedestrian engagement with Bay St. The Public Realm and Semi-private Urban Open Space will comply with the requirements as set forth in Sec 656.361.6.2 A4b. The proposed parcel meets the requirements for Deviation for the Build-To Line due to site specific conditions demonstrated on the following pages. Precedents and section studies of active urban open spaces are demonstrated on the following pages.

**FUTURE
DELIVERABLE**



Downtown Zoning Overlay Sec. 656.361.6.2

Sec. 656.361.6.2. - Private Realm Regulations.

A. *Build-to lines/Lot Frontage.*

- (l) If the development spans the entire length of the block, then Urban Open Space shall be provided either at a corner, or as an indentation from the Build-To Line along a minimum of ten percent of the frontage. The Urban Open Space shall not be merely landscaping, but useable as Public Realm or Semi-private Urban Open Space. See Illustration 6.2.A, below.




4. *Deviations from the Build-To Line.* Deviations from the Build-To requirements may be allowed by the DDRB only if the decision is based on competent substantial evidence that deviating from the requirement meets all of the General Deviation Criteria contained in subsection 656.361.8.B, and in addition meets all of the criteria listed for the Deviation requested below:

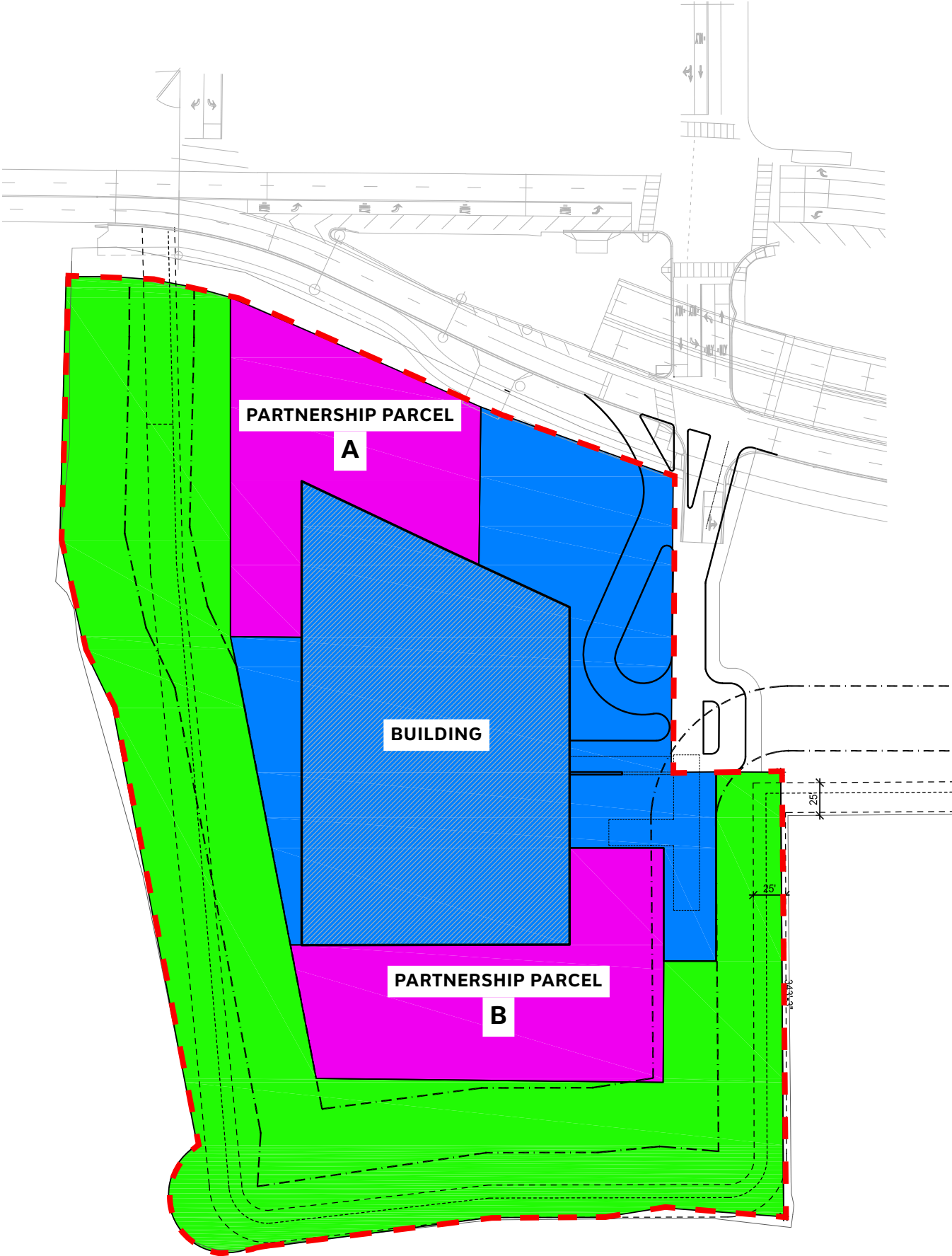
- (a) A Deviation from the Build-To line to modify the requirement of visual separation between the private dwelling unit space and the Public Realm may be allowed only if the applicant can demonstrate that compliance is not feasible on the site due to site specific conditions not generally found within Downtown.
- (b) A Deviation from the Build-To line to permit a building frontage line farther away from the street than the Build-To Line may be allowed only if all of the following are met:
 - (1) The streetscape edge shall be maintained by architectural features (arcades and walls), site furnishings (e.g., flagpoles, light standards) or landscape elements (e.g., palms) which provide continuity between the proposed building and the building line of adjoining structures.
 - (2) Walls and other features utilized to create a frontage line at the Build-To Line shall not block the view into or out of the semi-private areas.
 - (3) A building shall not be set back with only landscape strips along the entire façade facing a street. Instead, Urban Open Spaces shall be consolidated to an area of the building site that creates a mix of hard surfaces and landscaping without the entire building being set back from the street.
 - (4) A building shall not be set back to allow on-site parking along the street frontage, even if the streetscape edge contains the architectural features mentioned above.
- (c) A Deviation from the Build-To line to move the building frontage line closer to the street than the Build-To Line may be allowed only if each of the following are met:
 - (1) The applicant can demonstrate that compliance is not feasible on the site due to site specific conditions not generally found within Downtown;
 - (2) The Pedestrian Zone may in no event be reduced to less than five feet and the combined Pedestrian and Amenity Zones to not less than eight feet; and
 - (3) The Pedestrian and Amenity Zones are consistent with the adjacent developed properties.
- (d) A Deviation from continuous frontage or Urban Open Space along the Build To line may be allowed only if the applicant can demonstrate that compliance is not feasible on the site due to site specific conditions not generally found within Downtown.

MOSH DISPOSITION RESOLUTION

Design Point C.2

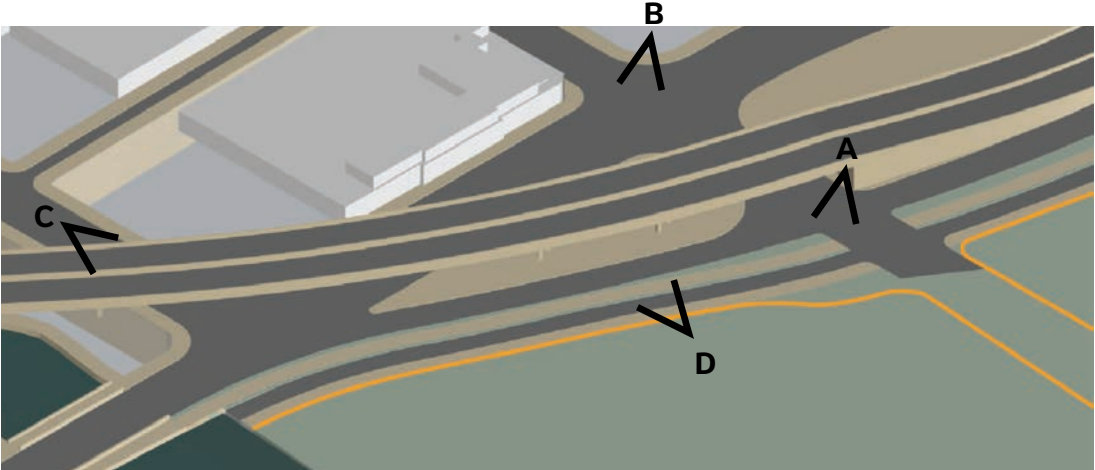
Parcel delineation plan included here.

-  MUSEUM PARCEL 2.5 ACRES
-  PARTNERSHIP PARCEL 1.5 ACRES
-  PARK PARCEL 3.2 ACRES



MOSH DISPOSITION RESOLUTION

Design Point C.2 Bay St Existing Conditions



A. VIEW WEST FROM APR BLVD @ BAY ST



B. VIEW SOUTH FROM APR BLVD



C. VIEW SOUTH FROM LAFAYETTE ST

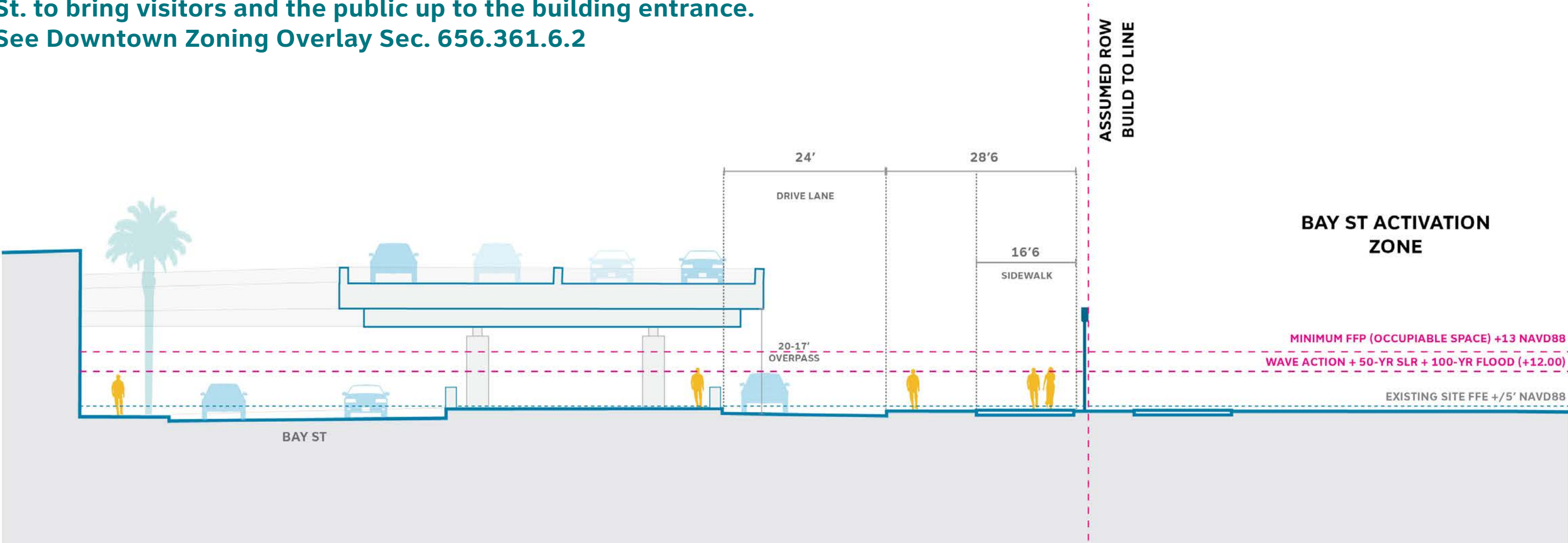
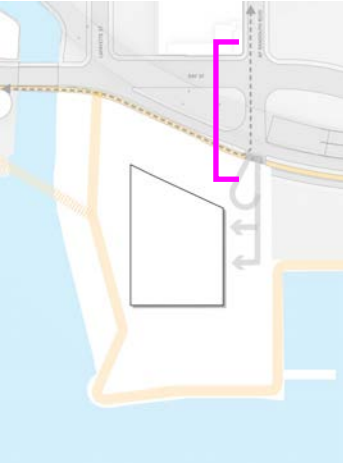


D. VIEW FROM SOUTH

MOSH DISPOSITION RESOLUTION

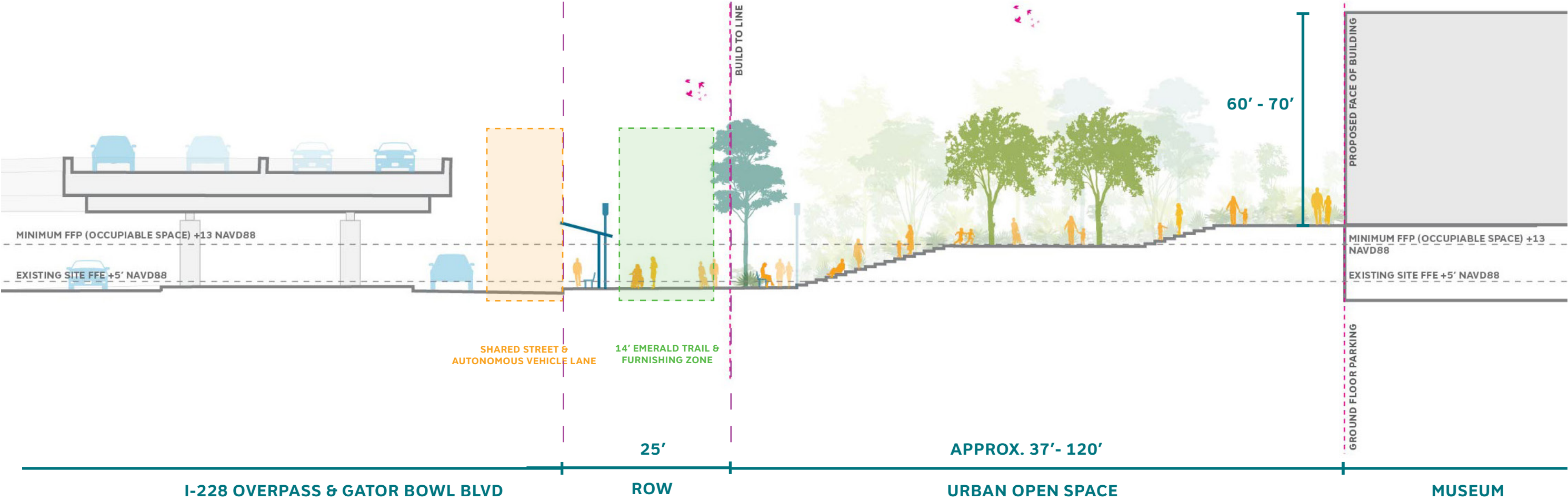
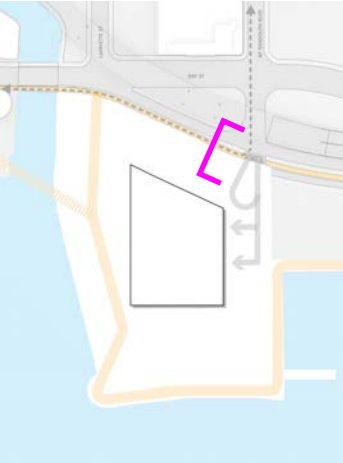
Design Point C.2 Existing Bay St Section

Given the proximity to the St. John's River, the finish floor of the occupiable building program is required to be at elevation +13 NAVD88. This is approximately 8 ft above the existing street level. In order to accommodate accessible building access, a series of landscape interventions are required on Bay St. to bring visitors and the public up to the building entrance. See Downtown Zoning Overlay Sec. 656.361.6.2



MOSH DISPOSITION RESOLUTION

Design Point C.2 Proposed Bay St Conditions



MOSH DISPOSITION RESOLUTION

Design Point C.2

Bay St Entry Precedents



MOSH DISPOSITION RESOLUTION

Design Point C.2

Bay St Entry Precedents



MOSH DISPOSITION RESOLUTION

Design Point E

“By September 30, 2022, the Developer shall submit to the Downtown Investment Authority a site plan for the Museum Parcel (inclusive of approximate building dimensions, setbacks, entrances, uses and engagement on Bay and the riverfront) which shall be subject to DIA’s review and approval, for consistency with the design elements contemplated hereunder.”

* ANTICIPATED BUILDING PROGRAM TO FRONT BAY STREET

LEVEL 1:

- Lobby
- Education Lobby
- Retail/ Gift shop

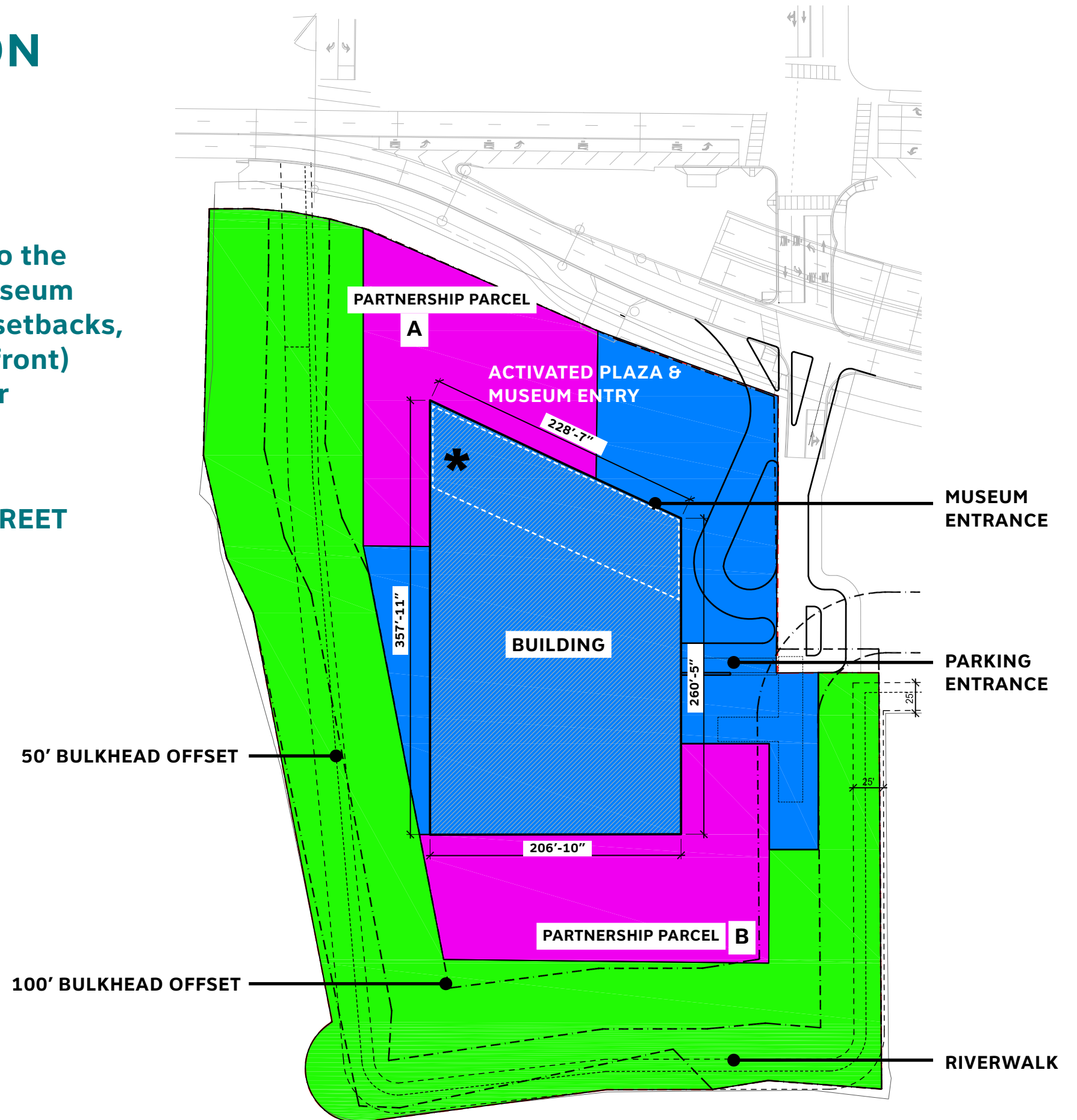
LEVEL 2:

- Galley
- Temporary Exhibits

MOSH Action

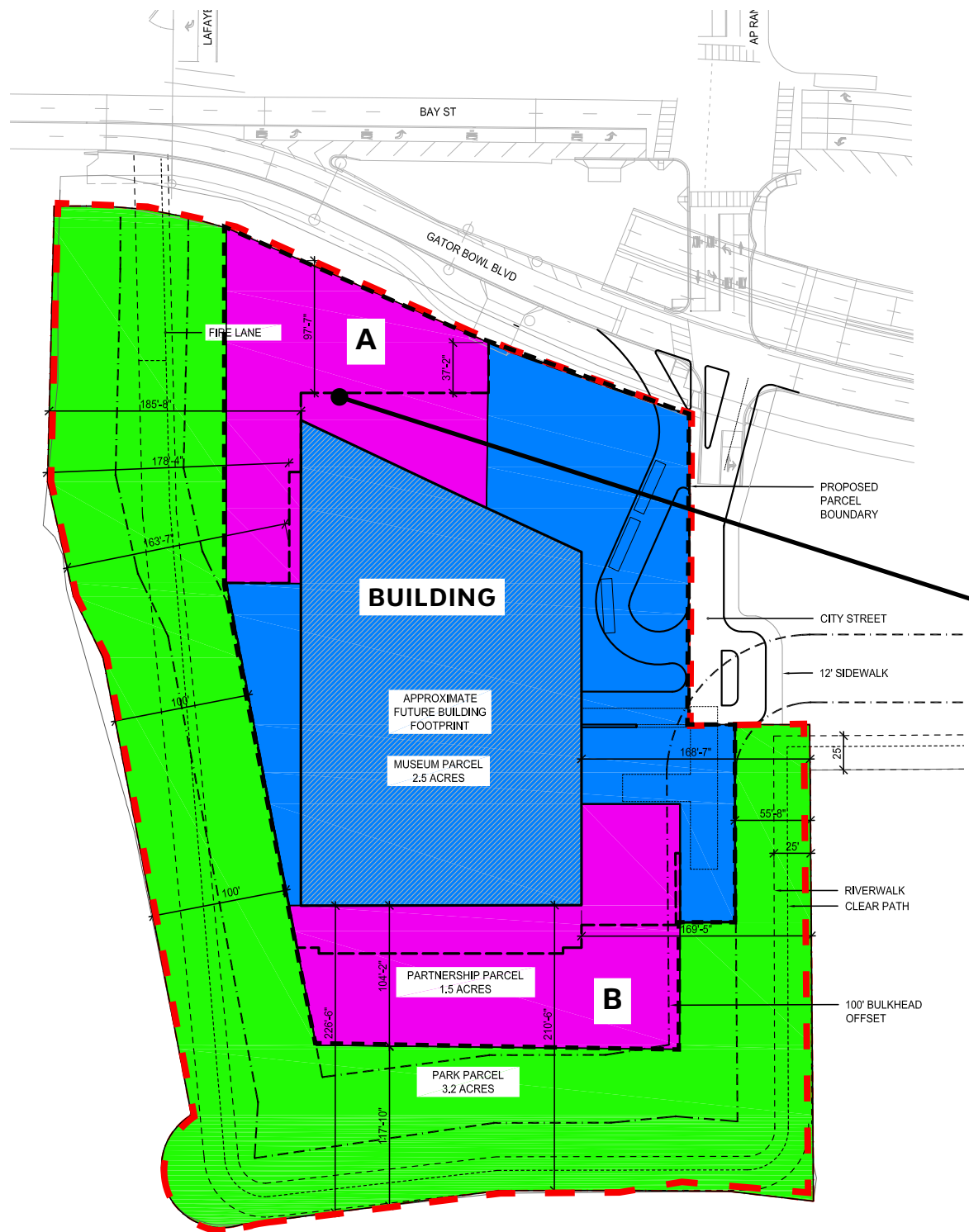
- MUSEUM PARCEL 2.5 ACRES
- PARTNERSHIP PARCEL 1.5 ACRES
- PARK PARCEL 3.2 ACRES

MOSH COMPLIANCE

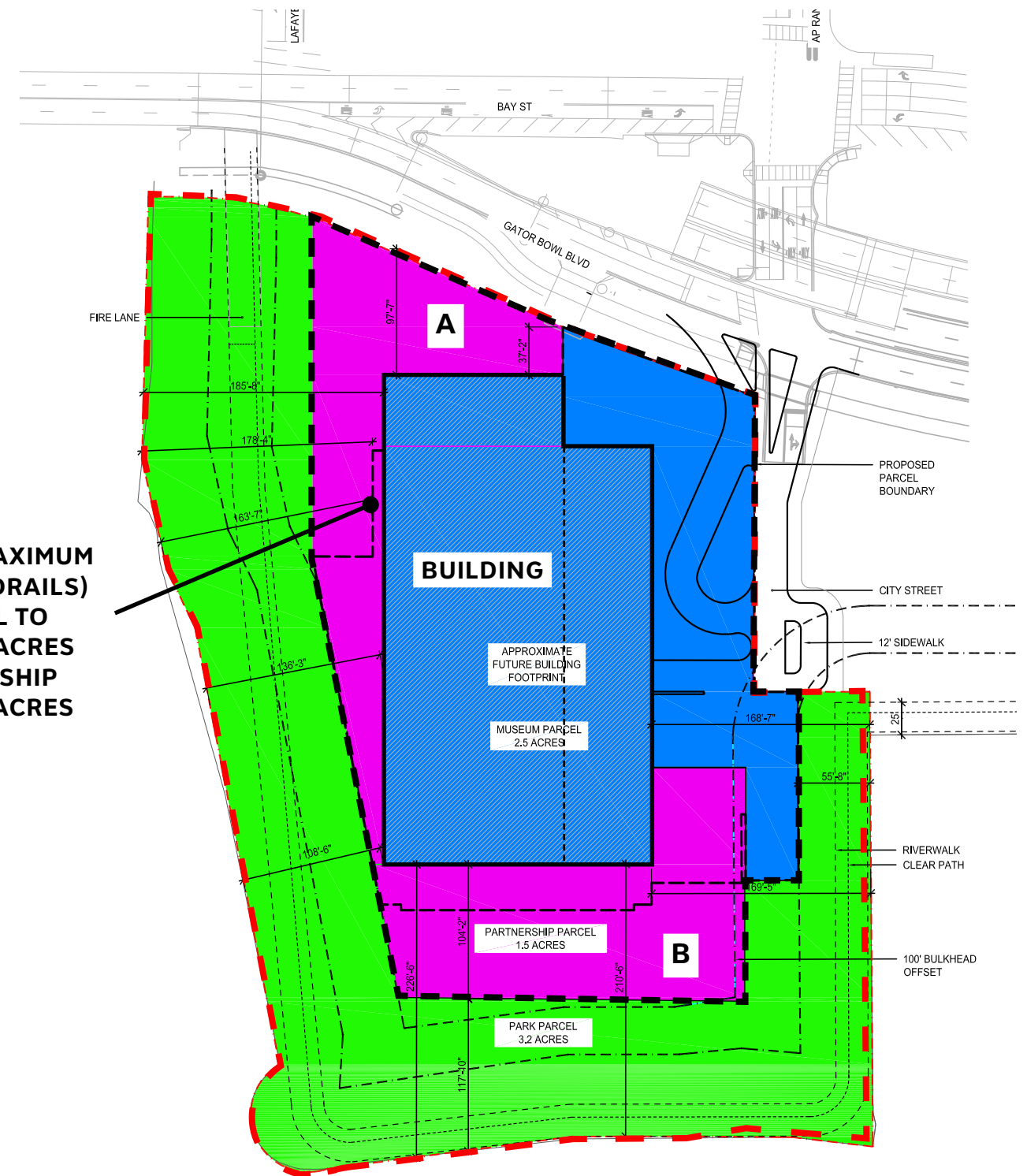


MOSH PARCEL VARIABLES

OPTION 1:



OPTION 2:



MOSH PARCEL MAXIMUM
OUTLINE (GUARDRAILS)
MOSH PARCEL TO
REMAIN AT 2.5 ACRES
AND PARTNERSHIP
PARCEL AT 1.5 ACRES

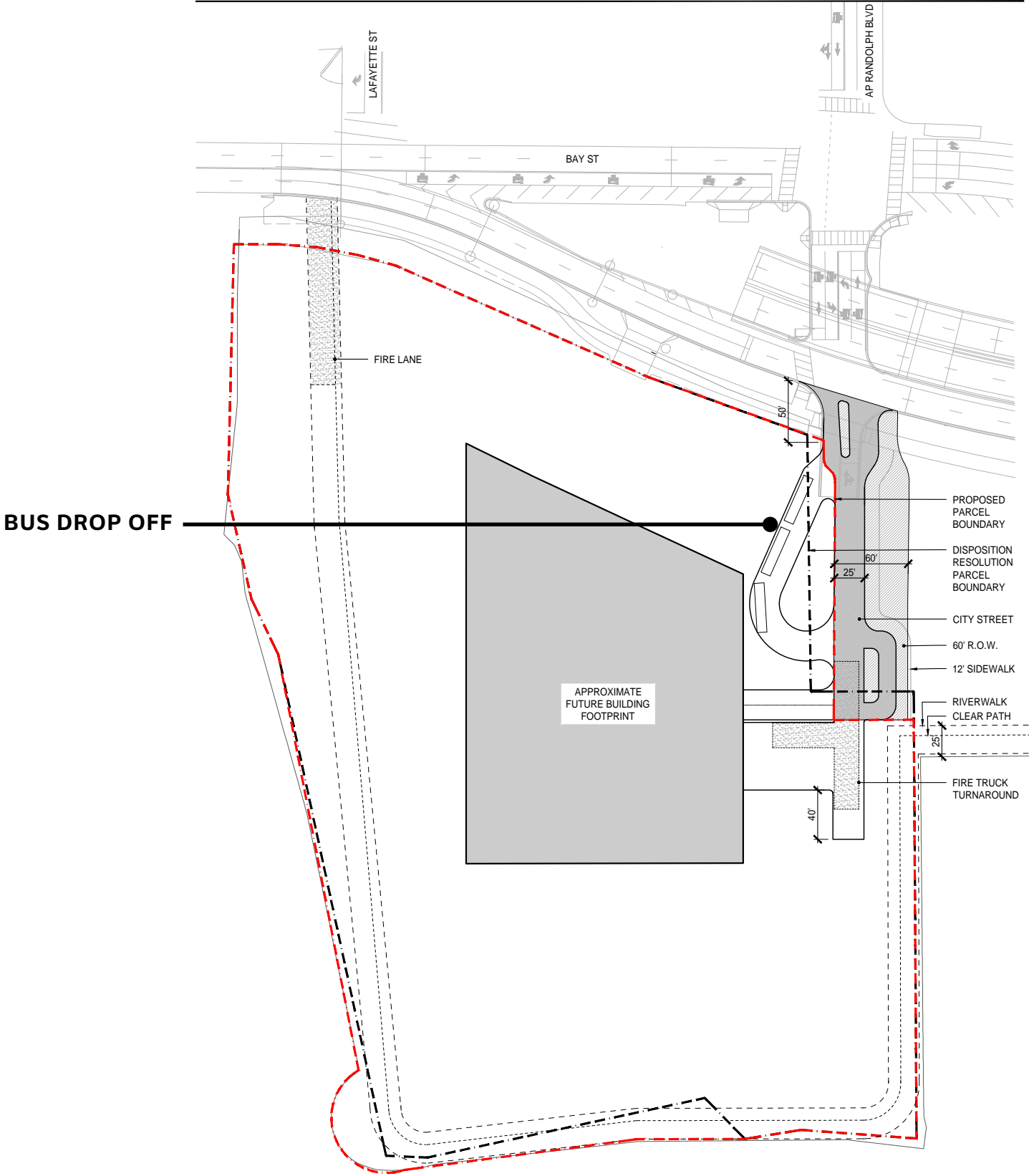
MOSH DISPOSITION RESOLUTION

Design Point F

“The design of the Museum Parcel may include queueing space for loading and unloading a maximum of 6 buses delivering and picking up museum patrons. Surface parking of buses on the Property shall not be permitted.”

MOSH Action

Bus circulation plan included here. Drop-off allows for 3 buses, no surface parking of buses on property proposed.



DIAGRAMMATIC PLAN, NOT AN ENGINEERING DRAWING

MOSH COMPLIANCE



MOSH DISPOSITION RESOLUTION

Design Point G

“In collaboration with the City’s Chief Resiliency Officer, the design will include resiliency features, including to the extent practicable the design recommendations set forth in the 2021 Report by the City Council Special Committee on Resiliency and/or other City requirements adopted as of design review, consistent with the term of the Ground Lease. Further, by April 1, 2022, a storm surge simulation will be provided to the Developer by the City to evaluate how flooding can be mitigated, and the results factored into the design.”

MOSH Action

MOSH and Design Team met with the city’s Chief Resiliency Officer on January 25th, 2022 and have received the storm surge simulation memorandum. Critically, the memorandum recommends setting the lowest occupied floor at +13’ NAVD88, or approximately 8’ above the existing street. The design will incorporate resiliency features and all other recommendations of the city.

The building elevations are designed to accommodate both jurisdictional and environmental constraints.

FUTURE
DELIVERABLE



Zoning Regulations: THE COJ Zoning Code and Downtown Overlay define specific setbacks and height restrictions from the bulkhead along the river.

St. Johns River Sea level rise: All of the building program except parking is raised above a flood datum in a worst-case scenario flood event projected 50 years from now that assumes sea level rise and storm wave action.

MOSH DISPOSITION RESOLUTION

Design Point G

Wave Action Report



Memorandum

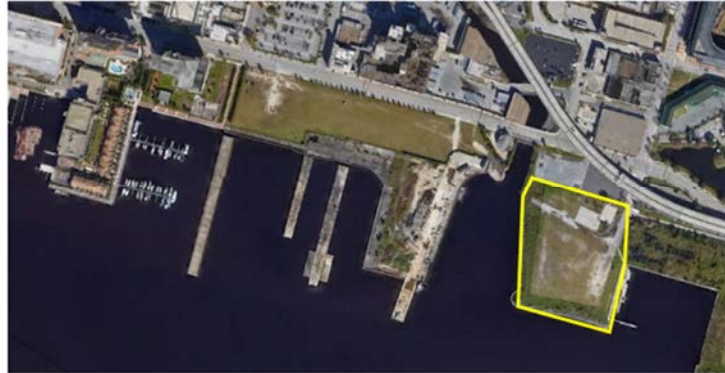
To: City of Jacksonville
 From: CDM Smith
 Date: April 21, 2022

Subject: Coastal Climate for Proposed Museum of Science and History (MOSH) Site

CDM Smith Inc. (CDM Smith) was tasked with developing the minimum design criteria for stillwater elevations and wave heights for a 2020 base condition, and future scenarios 2040 and 2070 to reflect increased storm frequency and sea level rise (SLR) at the future site of the Jacksonville Museum of Science and History (MOSH). This technical memorandum outlines the review of existing resiliency planning work, FEMA Flood Insurance Study, and U.S. Army Corps of Engineers (USACE) Coastal Hazard System Data.

Existing Site Conditions

The proposed site for the new Jacksonville MOSH is near the address of 950 E. Bay Street, Jacksonville, Florida. The site is located along the St. Johns River in the heart of downtown Jacksonville, Florida. The site is bounded by East Bay Street to the north, Hogans Creek to the west, and the St. Johns River along the southern boundary. The site is currently undeveloped and is utilized as a parking lot. Current site topography is flat at an average 5 ft NAVD88.



Jacksonville MOSH Proposed Site Location

Wave Climate Memo v4

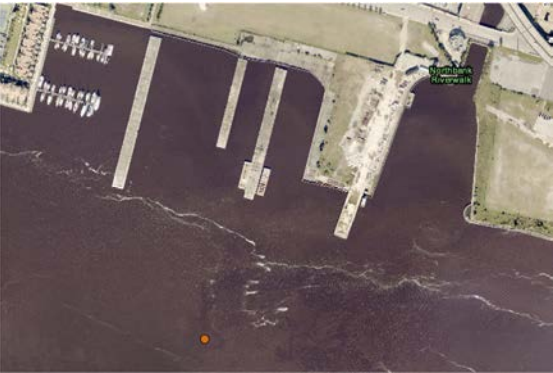
City of Jacksonville
 April 21, 2022
 Page 2

Existing Stillwater Conditions and Wave Height

The 100-year existing stillwater condition and 100-year significant wave height were determined based on an evaluation of the FEMA Flood Insurance Study (FIS) for Duval County and the recently published USACE Coastal Hazard System (CHS) data. Transect 59 in the FEMA FIS is nearest the site and provides a 100-year stillwater elevation of 4.3 ft NAVD88 and a 100-year significant wave height of 2.5 ft. Save Point 17929 of the CHS data is located near the proposed site and provided a 100-year stillwater elevation of 5.8 ft NAVD88 and a 100-year significant wave height of 2.5 ft. The more conservative values from the CHS data were utilized for the existing condition stillwater elevation.

| AEP | Significant Wave Height, Hm0 (ft) |
|-----|-----------------------------------|
| 10 | 1.63 |
| 20 | 1.89 |
| 50 | 2.21 |
| 100 | 2.47 |
| 200 | 2.73 |
| 500 | 3.06 |

| AEP | Stillwater (Ft - NAVD88) |
|-----|--------------------------|
| 10 | 4.13 |
| 20 | 4.56 |
| 50 | 5.24 |
| 100 | 5.80 |
| 200 | 6.39 |
| 500 | 7.06 |



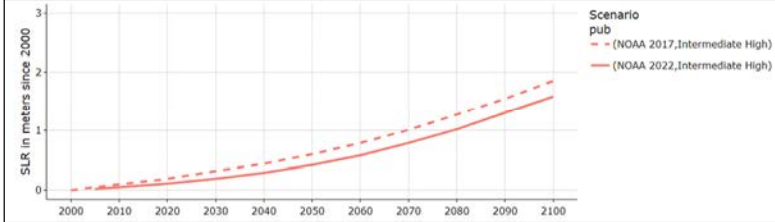
USACE Coastal Hazard System Data, Save Point 17929

Future Stillwater Conditions

The impacts of SLR and increased rainfall are considered for the future conditions in 2040 and 2070. The CDM Smith Team is currently building a resiliency planning model that combines stormwater runoff modeling, storm surge, and sea level rise for a total water level at the project site. From this model, the total water levels in 2040 and 2070 were determined. The model uses the SLR projections from National Oceanic and Atmospheric Administration (NOAA) 2017 for the intermediate-high scenario. In February 2022, NOAA released updated predictions for their Intermediate-high SLR Scenario reflecting higher confidence and a narrower range of predictions. These 2022 NOAA predictions are recommended for use in simulating future risk. To utilize the most recent NOAA 2022 SLR projections, the modeled elevations were lowered by 0.49 and 0.54 feet for 2040 and 2070 respectfully.

Wave Climate Memo v4

City of Jacksonville
 April 21, 2022
 Page 3



NOAA 2017 and 2022 Intermediate High Sea Level Rise Projections

Results

The following minimum design elevations have been developed based on the current and future coastal climate. The minimum elevation to avoid nuisance flooding is based on the NOAA State of High Tide Flooding and Annual Outlook report, with 1 foot added to account for minor wave action.

| Critical Design Elevations | Minimum Design Criteria (NAVD88) | | |
|---|----------------------------------|------------------|------------------|
| | 2020 | 2040 | 2070 |
| Existing site average elevation ¹ | 5.0 | 5.0 | 5.0 |
| High Tide Flooding Elevation (Nuisance Flooding) ² | 3.8 | 5.6 | 7.4 |
| Minimum Street / Hardscape Elevation | 5.0 | 6.5 | 8.5 |
| 100- year Flood Elevation no waves | 5.8 ³ | 7.7 ⁴ | 9.5 ⁵ |
| 100- year Flood Elevation plus 2.5 ft waves ⁶ | 8.3 | 10.2 | 12.0 |
| Minimum First Floor Elevation Occupiable Space | 9.0 | 11.0 | 13.0 |
| Minimum Flood Elevation of Critical Infrastructure | 10.0 | 12.0 | 14.0 |

SLR projections are periodically revised. Given unknown future conditions, the values presented should be considered minimums. The owner should decide if, based on risk and value, additional factors of safety are warranted.

¹ Existing ground elevation based on the COJ Resiliency modeling
² NOAA State of High Tide Flooding and Annual Outlook
³ USACE Coastal Hazard System Data for 100-year event storm surge
⁴ COJ Resiliency modeling for combined water levels from surge, rainfall, and SLR for 2040, reduced by 0.49 feet based on latest NOAA SLR projections for the intermediate-high scenario
⁵ COJ Resiliency modeling for combined water levels from surge, rainfall, and SLR for 2070, reduced by 0.51 feet based on latest NOAA SLR projections for the intermediate-high scenario
⁶ 100-year wave height determined from FEMA FIS and USACE Coastal Hazard Data

Wave Climate Memo v4

MOSH DISPOSITION RESOLUTION

Design Point H

“The design must be coordinated with the Hogan’s Creek resiliency project which is under design and Emerald trail segment contemplated to cross the site. Preliminary designs contemplate a living shoreline to improve habitat and water quality at the mouth of Hogan’s Creek. In addition, the current concept design proposes up to a 100’ buffer from the existing bulkhead. The concept design also contemplates a Trail visitor center at Bay Street on the creek front and the trail must connect to the Riverwalk Publicly available restrooms for trail and Riverwalk users should be accommodated either in the visitor center or elsewhere within the Park Project. Finally, the location of the pedestrian bridge crossing the creek will be subject to coordinated design and placement.”

MOSH Action

The placement of the MOSH Parcel provides the flexibility to accommodate the visitor center as part of the Park Project.

The design team has met with Jacksonville’s chief resiliency officer and DVDL regarding the riverfront masterplan. At this prominent Bay St location there is a direct connection to Hogan’s Creek, Bay St, the Emerald Trail alignment and the Riverwalk. See locations on the following page.

FUTURE DELIVERABLE



MOSH DISPOSITION RESOLUTION

Design Point H

Emerald Trail Connection



Proposed Pedestrian Bridge over Hogans Creek

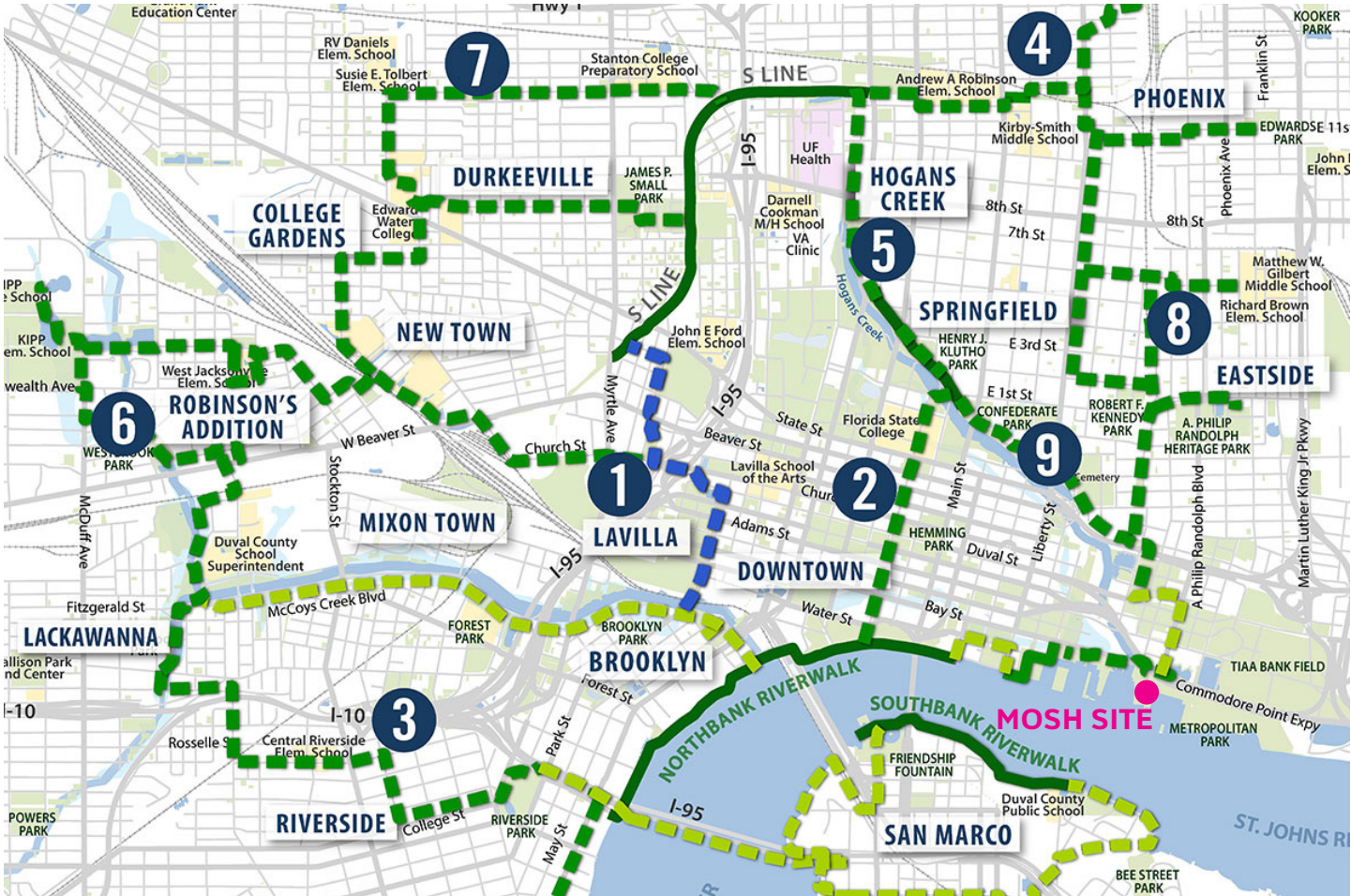
The proposed pedestrian bridge across Hogans Creek will extend the existing Northbank Riverwalk to the east side of the creek.



View of Hogans Creek running into St. John River



Emerald Trail Master Plan






MOSH DISPOSITION RESOLUTION

Design Point H

Emerald Trail Connection

Legend

-  RIVERWALK
-  EMERALD TRAIL
-  POTENTIAL TRAIL VISITOR CENTER



MOSH DISPOSITION RESOLUTION

Design Point I

“A science themed activity node will be included on the Property executed at a scale, durability and appeal complementing other activity nodes within the Downtown Area. The node marker shall be capable of being lighted at night and visible from other locations along the Riverwalk.”

**FUTURE
DELIVERABLE**



MOSH Action

The site plan accommodates a science node within the Park Parcel.

MOSH DISPOSITION RESOLUTION

Design Point J

“The design will include access to and features complementing the portion of the Riverwalk located adjacent to the Property.”

MOSH Action

The design team envisions a Riverwalk running continuously along the waterfront, connecting to future east and west Riverwalk segments. See details on the following pages.

**MOSH
COMPLIANCE**



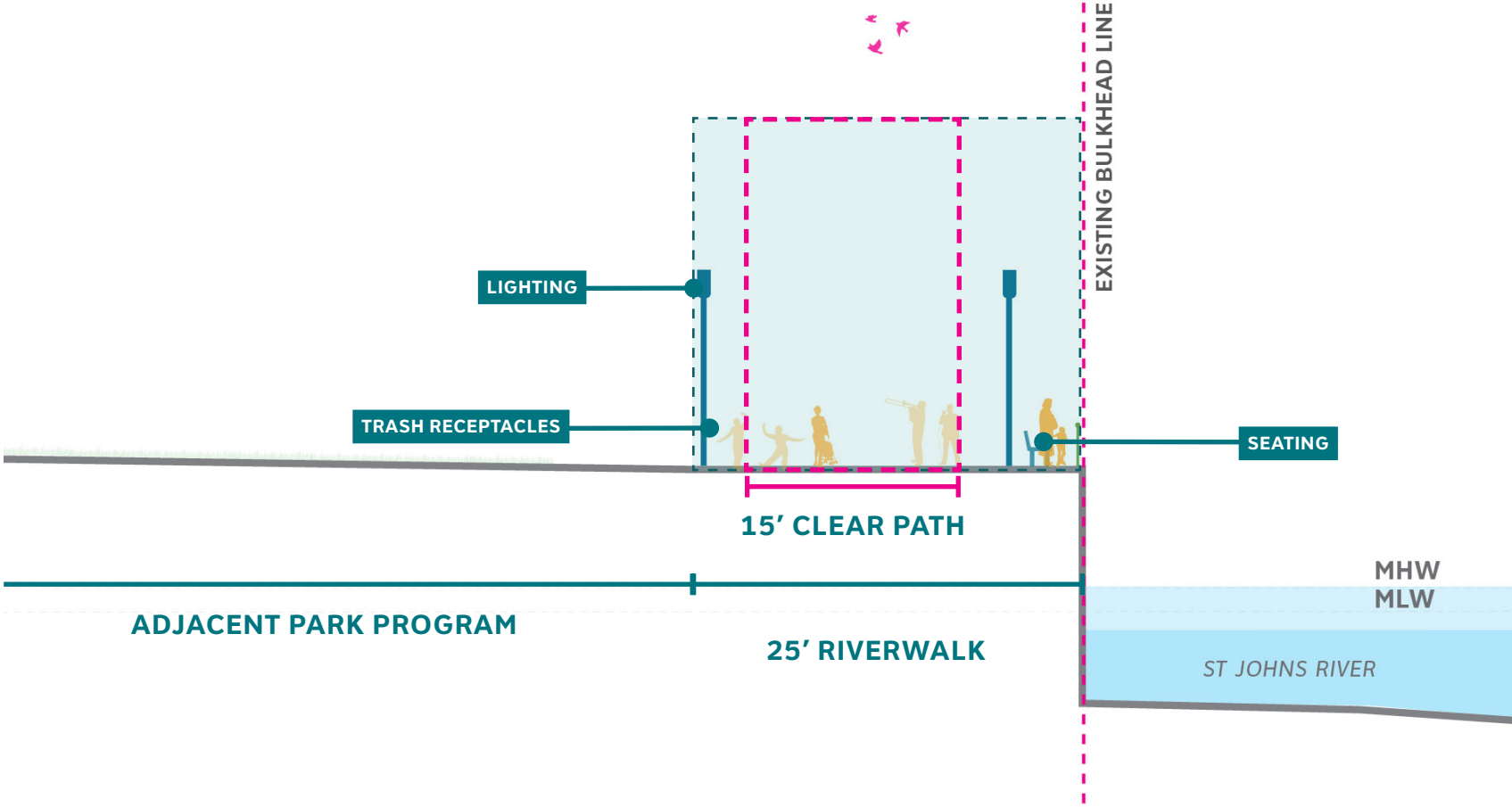
MOSH DISPOSITION RESOLUTION

Design Point J

Park Parcel & Riverwalk

Legend

- PARK PARCEL
- RIVERWALK



MOSH DISPOSITION RESOLUTION

Design Point J

Concept Rendering



MOSH DISPOSITION RESOLUTION

Design Point K

“Landscaping will comply with the City’s standards, Downtown Design Standards, and the Riverwalk Plant Palette within the Riverwalk adjacent portion of the Property.”

MOSH Action

The design of the park project will comply with all city standards. The project team anticipates design coordination with all city agencies that govern.

**FUTURE
DELIVERABLE**



APPENDIX



Memorandum

To: City of Jacksonville

From: CDM Smith

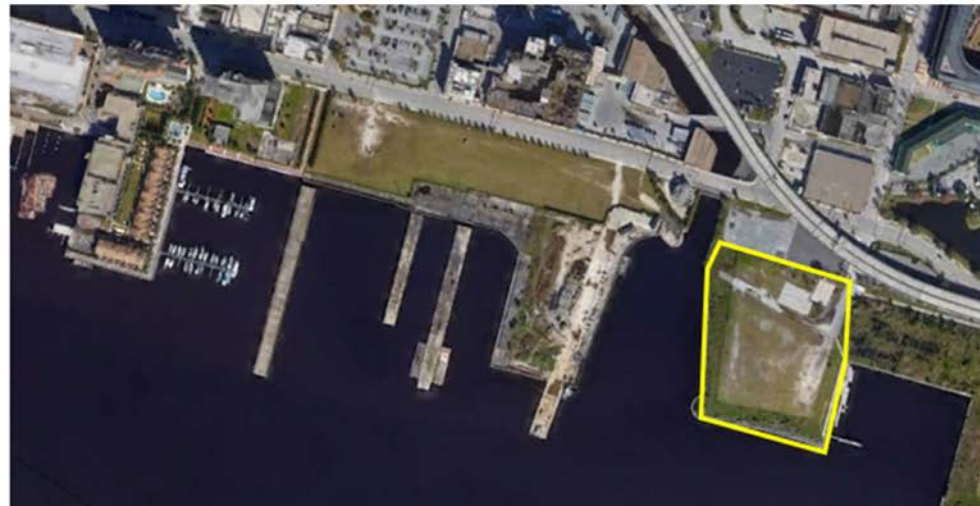
Date: April 21, 2022

Subject: Coastal Climate for Proposed Museum of Science and History (MOSH) Site

CDM Smith Inc. (CDM Smith) was tasked with developing the minimum design criteria for stillwater elevations and wave heights for a 2020 base condition, and future scenarios 2040 and 2070 to reflect increased storm frequency and sea level rise (SLR) at the future site of the Jacksonville Museum of Science and History (MOSH). This technical memorandum outlines the review of existing resiliency planning work, FEMA Flood Insurance Study, and U.S. Army Corps of Engineers (USACE) Coastal Hazard System Data.

Existing Site Conditions

The proposed site for the new Jacksonville MOSH is near the address of 950 E. Bay Street, Jacksonville, Florida. The site is located along the St. Johns River in the heart of downtown Jacksonville, Florida. The site is bounded by East Bay Street to the north, Hogans Creek to the west, and the St. Johns River along the southern boundary. The site is currently undeveloped and is utilized as a parking lot. Current site topography is flat at an average 5 ft NAVD88.



Jacksonville MOSH Proposed Site Location

Wave Climate Memo v4

City of Jacksonville
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Existing Stillwater Conditions and Wave Height

The 100-year existing stillwater condition and 100-year significant wave height were determined based on an evaluation of the FEMA Flood Insurance Study (FIS) for Duval County and the recently published USACE Coastal Hazard System (CHS) data. Transect 59 in the FEMA FIS is nearest the site and provides a 100-year stillwater elevation of 4.3 ft NAVD88 and a 100-year significant wave height of 2.5 ft. Save Point 17929 of the CHS data is located near the proposed site and provided a 100-year stillwater elevation of 5.8 ft NAVD88 and a 100-year significant wave height of 2.5 ft. The more conservative values from the CHS data were utilized for the existing condition stillwater elevation.

| AEP | Significant Wave Height, Hm0 (ft) |
|-----|-----------------------------------|
| 10 | 1.63 |
| 20 | 1.89 |
| 50 | 2.21 |
| 100 | 2.47 |
| 200 | 2.73 |
| 500 | 3.06 |

| AEP | Stillwater (Ft - NAVD88) |
|-----|--------------------------|
| 10 | 4.13 |
| 20 | 4.56 |
| 50 | 5.24 |
| 100 | 5.80 |
| 200 | 6.39 |
| 500 | 7.06 |

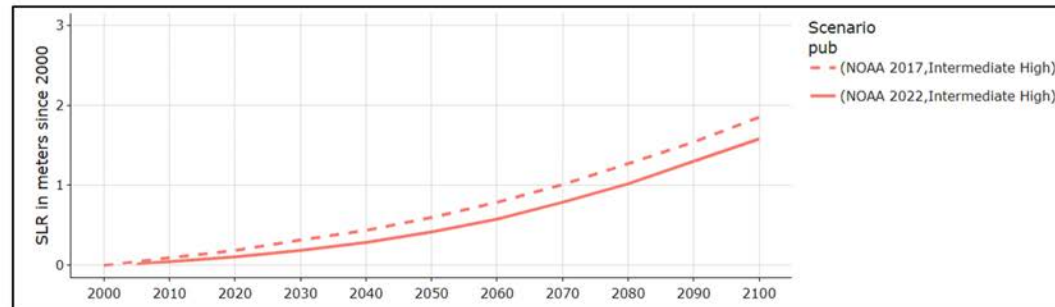


USACE Coastal Hazard System Data, Save Point 17929

Future Stillwater Conditions

The impacts of SLR and increased rainfall are considered for the future conditions in 2040 and 2070. The CDM Smith Team is currently building a resiliency planning model that combines stormwater runoff modeling, storm surge, and sea level rise for a total water level at the project site. From this model, the total water levels in 2040 and 2070 were determined. The model uses the SLR projections from National Oceanic and Atmospheric Administration (NOAA) 2017 for the intermediate-high scenario. In February 2022, NOAA released updated predictions for their Intermediate-high SLR Scenario reflecting higher confidence and a narrower range of predictions. These 2022 NOAA predictions are recommended for use in simulating future risk. To utilize the most recent NOAA 2022 SLR projections, the modeled elevations were lowered by 0.49 and 0.54 feet for 2040 and 2070 respectfully.

Wave Climate Memo v4



NOAA 2017 and 2022 Intermediate High Sea Level Rise Projections

Results

The following minimum design elevations have been developed based on the current and future coastal climate. The minimum elevation to avoid nuisance flooding is based on the NOAA State of High Tide Flooding and Annual Outlook report, with 1 foot added to account for minor wave action.

| Critical Design Elevations | Minimum Design Criteria (NAVD88) | | |
|---|----------------------------------|------------------|------------------|
| | 2020 | 2040 | 2070 |
| Existing site average elevation ¹ | 5.0 | 5.0 | 5.0 |
| High Tide Flooding Elevation (Nuisance Flooding) ² | 3.8 | 5.6 | 7.4 |
| Minimum Street / Hardscape Elevation | 5.0 | 6.5 | 8.5 |
| 100- year Flood Elevation no waves | 5.8 ³ | 7.7 ⁴ | 9.5 ⁵ |
| 100- year Flood Elevation plus 2.5 ft waves ⁶ | 8.3 | 10.2 | 12.0 |
| Minimum First Floor Elevation Occupiable Space | 9.0 | 11.0 | 13.0 |
| Minimum Flood Elevation of Critical Infrastructure | 10.0 | 12.0 | 14.0 |

SLR projections are periodically revised. Given unknown future conditions, the values presented should be considered minimums. The owner should decide if, based on risk and value, additional factors of safety are warranted.

¹ Existing ground elevation based on the COJ Resiliency modeling
² NOAA State of High Tide Flooding and Annual Outlook
³ USACE Coastal Hazard System Data for 100-year event storm surge
⁴ COJ Resiliency modeling for combined water levels from surge, rainfall, and SLR for 2040, reduced by 0.49 feet based on latest NOAA SLR projections for the intermediate-high scenario
⁵ COJ Resiliency modeling for combined water levels from surge, rainfall, and SLR for 2070, reduced by 0.51 feet based on latest NOAA SLR projections for the intermediate-high scenario
⁶ 100-year wave height determined from FEMA FIS and USACE Coastal Hazard Data

“Iconic” MOSH Design Features

Appendix A
DIA Resolution 2022-08-03

Goal

- Aspirational goal of creating an **iconic venue**
- **Visually dramatic, unique, and memorable**
- Designed with the intent to **draw visitors** from around the Southeast Region
- Serve as an important and **enduring landmark** contributing to that which defines the City as a **distinctive urban center**
- Remain **visually and experientially appealing with the passage of time**

Original submittal

- Open air spaces throughout;
- Vistas providing unrestricted views
- Uses within the building are reflected on the exterior (planetarium, rooftop garden)
- Building is integrated with entire site and with landscape/riverfront
- Fluid, organic form responds to the St. Johns River



Iconic buildings can be sculptural



- Set amongst other unique buildings in L.A.
- *Walt Disney Concert Hall*



- Building form responds to with water (appears to float on surface)
- *Milwaukee Art Museum*



- Set within a block of modern civic buildings
- *Nice, France Main Library*

Iconic buildings can emphasize the landscape



- Uses reflection in the water to create an elegant shape
- *National Center for the Performing Arts, Beijing*

- Uses reflection in the water highlight the surrounding water and sky
- *Harpa – Reykjavik Performing Arts Center*



Iconic buildings can “talk” to their surroundings



- Roof form is abstraction of surrounding hillscape
- *Hotel Marques de Riscal, Spain*



- Building appears to be in conversation with the High Line
- *Whitney Museum of American Art*

SUPPLEMENTAL INFORMATION

MEMORANDUM

To: Retail Enhancement and Property Disposition Committee

Through: Oliver Barakat, Chair

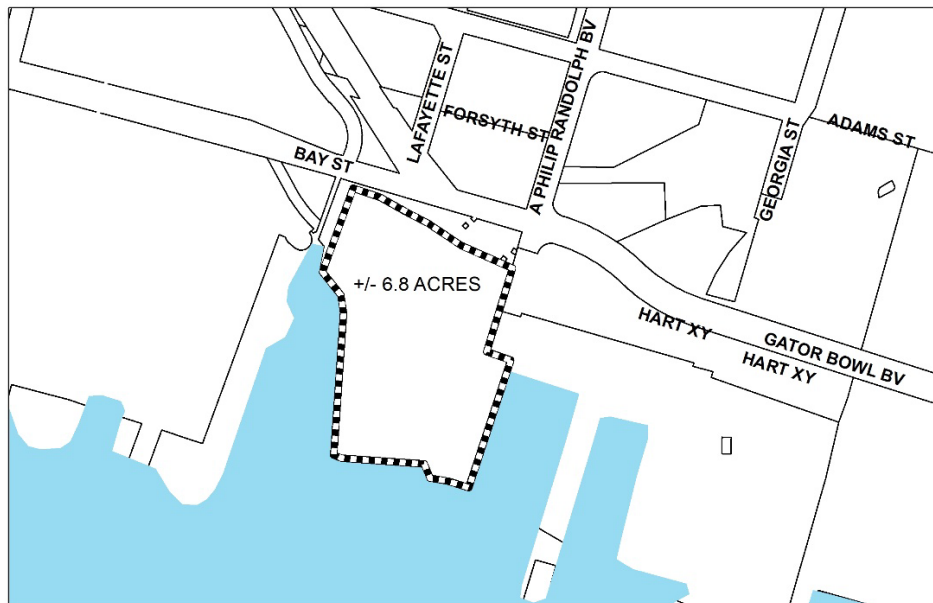
From: Lor Boyer, Chief Executive Officer

Date: August 4, 2022

RE: Resolution 2022-08-03, M.O.S.H. Disposition / Site Plan

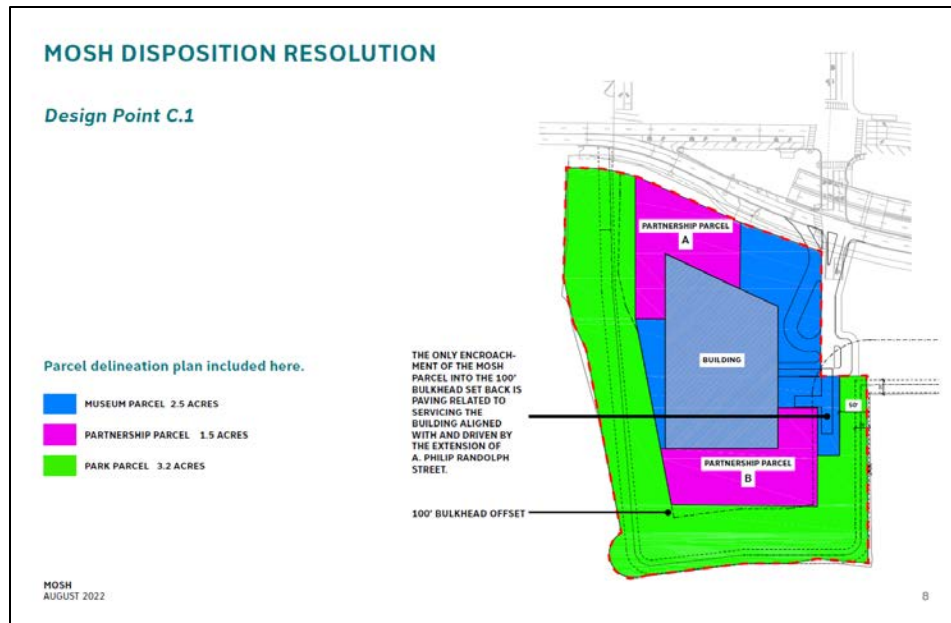
The following provides a summary and recommendations / conditions relating to the M.O.S.H. site plan as proposed for conditional approval via Resolution 2022-08-03.

Property Description: The entire property is comprised of a 6.86 plus or minus acre parcel of land commonly referred to as Lot X, as generally illustrated below:



The "Property" is further divided into "parcels", with each parcel relating to a specific set of conditions within the term sheet. It is important to note that the Museum and Partnership Parcels may be slightly modified subject to approval by the Chief Executive Officer, providing such approvals are within the parameters of this Resolution. That said, the essential location, size and functionality of each Parcel is illustrated and described on the following page.

DRAFT



In order to distinguish Private Space from Public Space, the Property is segmented as follows:

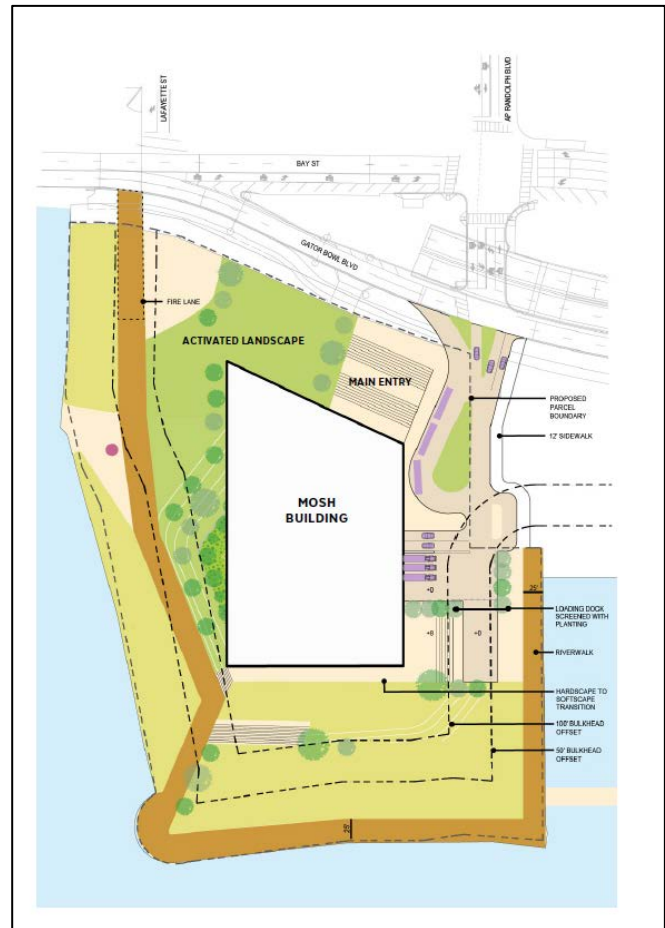
Museum Parcel: (Purely private, museum space) 2.5 acres on which a public museum building and all associated driveways, parking, and other spaces controlled exclusively by MOSH will be located. The museum structure has yet to be designed. As such, the site plan contemplates a footprint for the museum construction. The proposed footprint establishes setbacks and egress points and sets the stage for the structure to interact with the larger site. The Urban Open Space identified by the proposed site plan does not currently meet the regulations within the Overlay. As such, this area will either need to come into compliance with the Overlay regulations or the design will require an approved deviation from the DDRB.

Partnership Parcel(s): (Public / Semi-Private space) 1.5 acres of public space on which landscaping, screening, etc. directly relating to the building, together with outdoor park and programmable spaces are located. The Partnership Parcel may be programmed or used by MOSH for private events pursuant to the terms of the RDA, providing that at least 2/3 of the riverfront Partnership Parcel must remain open for use by the general public on weekends and on 3 of the 5 weekdays each week.

Park Parcel: (Purely public) 100-foot setback on all water frontages inclusive of the Riverwalk and Emerald Trail along Hogan's Creek and the waterfront plus whatever additional lands remain after deducting the Museum and Partnership Parcels from the Property. The Park Parcel contains the 25' riverwalk.

Talking through the site plan to the right, in context of its location where the mouth of Hogan’s Creek meets the St. Johns River, the order of the Parcels is important. The creek and river fronts of the Property are reserved for the public for the first 100’ of width. In order to transition from the creek and the river, the Partnership Parcel ‘B’ functions as public/semi-private park space, creating additional park or plaza space particularly along the St. Johns River. Partnership Parcel ‘A’ along with a northern portion of the Museum Parcel are used to separate, or “buffer”, the building from East Bay Street overpass.

The primary access to the Property will be provided by an extension of A Phillip Randolph Boulevard along the eastern property line. A spur pick-up/drop-off lane is included as well within the Museum Parcel, along with vehicular access for the museum’s “back of house”, which is proposed by the site plan to be eastern facing as opposed to facing Hogan’s Creek or the St. Johns River.



Site Plan Design and the Downtown Development Review Board

Through its adoption of various Resolutions relating to the disposition of the “MOSH” property, particularly Resolution 2022-01-03, the DIA requires that MOSH include for review and approval a site plan illustrating approximate building dimensions, setbacks, entrances, uses and engagement on Bay and the riverfront, and other design features. These factors were considered material factors influencing the DIA Board’s decision to provide the property to MOSH despite a negative ROI and the site’s value for development. Several of these factors conventionally (i.e. by Ordinance) fall within the purview of the Downtown Development Review Board (“DDRB”), while others are in addition to or beyond the scope of typical DDRB review. The site plan along with any conditions placed on it by DIA will serve as constants by which DDRB will, in part, review the site plan and ultimately the building and other development features. To that end, the following parameters or instruction to the DDRB are given.

Riverwalk

The Riverwalk must be designed in accordance with the “Riverwalk Park Design Criteria” dated February 2019 and adopted via Ordinance 2019-196. Standards include minimum width (clear zone), minimum shade requirements, signage, hardscape, landscape, etc. While design elements of the upland development

may be incorporated into the Riverwalk, the purpose of the Design Criteria is to allow for the Riverwalk to retain its own identify.

Public Engagement
East Bay Street

The building location is setback from the East Bay Street right-of-way. Generally discouraged by the Downtown Overlay and Design Guidelines, building setbacks such as the proposed are contrary to creating engaging pedestrian experiences and tend to further activity deserts. In order to create that pedestrian engagement while allowing for the building setback, that space (whether part of the Partnership Parcel or Museum Parcel) should be Urban Open Space, which is more than just the “activated landscape” shown on the site plan.

“**Urban Open Space** is not just landscaping or seating or the absence of a building or structure, but rather is an area built for human activity and engagement and is comprised of public art, interactive equipment such as swings, exercise equipment, information kiosks, etc. as the anchor of that space.”

The building itself must have transparency and activating uses (e.g. coffee shop, gift shop, restaurant) on its first floor sufficient to complement the Urban Open Space. To put this in recent context with specific reference to the Jacksonville Landing, the MOSH building cannot turn its back landward in favor for a concentrated effort on the St. Johns River. Likewise the Hogan’s Creek frontage must be engaged by the building. Without being overly prescriptive, the use of entrances, transparency, and activating uses along East Bay Street, the St. Johns River and Hogan’s Creek are required.

Activity Node

In furtherance of Riverfront Activation, Activity Nodes are identified “as areas that activate Jacksonville’s waterfront by providing unique experiences along the St. Johns Ribbon Riverwalk system, but that will likely be implemented at later phases than the primary nodes. Some secondary nodes have surrounding private development plans underway that will impact their design and programming; others will require relatively less capital investment in the near-term.” – *Riverfront Design Guidelines and Activity Nodes Plan*, August 25, 2018. Activity Nodes are a combination of activity, vertical beacons, hardscape, landscaping, and may include informational signs or kiosks, all centered around a thematic element.

At this location, a science themed Activity Node will be included, with a beacon or vertical component capable of being lighted at night and visible from other locations along the Riverwalk. The node marker may be incorporated into the building design or as part of the Park Project.

Riverfront Activation

In addition to the use building features described above, Partnership Parcel ‘B’ must be more than just enhanced landscaping. Design elements of the Riverwalk together with hardscaping and opportunities for activation akin to

those included in Urban Open Space are to transition from the Riverwalk and purely public Park Parcel to the Museum Parcel.

Iconic Building
Design

Intended to be a draw onto itself, it is the expectation that DDRB will ensure that an iconic facility as defined by hallmarks such as being visually dramatic, unique, and memorable. This is not to necessarily mean that the ultimate building design treats its surroundings as irrelevant. The expectation and guidance to DDRB is to approve an iconic building that activates East Bay Street, Hogan's Creek and the St. Johns River as well as an icon for the Downtown riverfront..

Development
Standards

The guidance offered by DIA to DDRB in furtherance of the site plan and conditions within Resolution 2022-08-03 expect that the site and building will either (a) meet the Downtown Overlay Standards and be consistent with the Downtown Design Guidelines; or (b) require deviations to be approved by the DDRB in accordance with the relevant criteria to grant such deviations. That said, it is expected that DDRB will be presented with a site plan and building design that:

- Includes Urban Open Space between the building and East Bay Street, unless such a site plan shows the building pulled towards the right-of-way;
- Public entrances to the building from East Bay Street, Hogan's Creek and the St. Johns River;
- Ground floor activating uses at the East Bay Street, Hogan's Creek and the St. Johns River building frontages;
- River and creek activation, that includes a science themed Activity Node;
- An iconic building; and
- Meets the conditions included in Resolution 2022-08-03.

Notice of Disposition Design Requirements, Resolution 2022-01-03 and Resolution 2022-08-03

In addition to the conditions for approval for Resolution 2022-08-03, the DDRB is responsible for ensuring that the design requirements contained within the Term Sheet adopted as part of Resolution 2022-01-03 in January by the DIA, which approved the disposition to M.O.S.H., are met. Below are those design requirements, as well as the conditions for site plan approval within Resolution 2022-08-03. The following table will be provided to DDRB as a means to ensure consistency with the design and site plan direction per Resolutions 2022-01-03 and 2022-08-03.

| RESOLUTION 2022-01-03 TERM SHEET DESIGN CRITERIA | DESCRIPTION (NOTE: ADOPTED RESOLUTION 2022-01-03 WILL BE PROVIDED TO DDRB AS SUPPLEMENTAL INFORMATION) |
|---|--|
| A | <p>MOSH will design the museum facility and the surrounding park space comprising the Property with the aspirational goal of creating an iconic venue. Iconic means that the facility will be visually dramatic, unique, and memorable. It will be designed with the intent to draw visitors from around the Southeast Region and serve as an important and enduring landmark contributing to that which defines the City as a distinctive urban center and will remain visually and experientially appealing with the passage of time.</p> |
| B | <p>The design will comply with the Downtown Overlay Standards as enacted within the Jacksonville Municipal Code as well as the DDRB’s development guidelines, except as may otherwise be approved by the DDRB [Note: “may other wise be approved” does not apply to building setbacks, the conditions of which are contained in Resolution 2022-08-03] and allowed by code. A minimum 50’ building setback from the river on all waterfront sides of the Property will be required and no portion of the Museum Parcel may encroach within this zone.</p> |
| C.2 | <p>The building be designed to engage with Bay Street. DIA envisions a walkable activated corridor, and this site needs to contribute to the activation of that street frontage. In most cases, we are requiring retail or restaurant space with direct sidewalk access and the zoning Overlay includes a “build to” line.”</p> |
| D | <p>The Design of the Park Project (inclusive of the Partnership Parcel) is subject to review and approval of the Downtown Investment Authority for consistency with its BID and CRA Plan and of the DIA and COJ Department of Parks, Recreation and Community Services for consistency with associated adopted studies and plans of each for the Riverwalk and riverfront.</p> |
| G | <p>In collaboration with the City’s Chief Resiliency Officer, the design will include resiliency features, including to the extent practicable the design recommendations set forth in the 2021 Report by the City Council Special Committee on Resiliency and/or other City requirements adopted as of design review, consistent with the term of the Ground Lease. Further, by April 1, 2022, a storm surge simulation will be provided to the Developer by the City to evaluate how flooding can be mitigated, and the results factored into the design.</p> |
| H | <p>The design must be coordinated with the Hogan’s Creek resiliency project which is under design and Emerald trail segment contemplated to cross the site. Preliminary designs contemplate a living shoreline to improve habitat and water quality at the</p> |

| | |
|---|---|
| | mouth of Hogan’s Creek. In addition, the current concept design proposes up to a 100’ buffer from the existing bulkhead. The concept design also contemplates a Trail visitor center at Bay Street on the creek front and the trail must connect to the Riverwalk Publicly available restrooms for trail and Riverwalk users should be accommodated either in the visitor center or elsewhere within the Park Project. Finally, the location of the pedestrian bridge crossing the creek will be subject to coordinated design and placement. |
| I | A science themed activity node will be included on the Property executed at a scale, durability and appeal complementing other activity nodes within the Downtown Area. The node marker shall be capable of being lighted at night and visible from other locations along the Riverwalk.” |
| K | Landscaping will comply with the City’s standards, Downtown Design Standards, and the Riverwalk Plant Palette within the Riverwalk adjacent portion of the Property. |
| RESOLUTION 2022-01-08 SITE PLAN CONDITIONS | DESCRIPTION (NOTE: THE BELOW DESCRIPTIONS ARE EXCERPTS OR SUMMARIES. THE ADOPTED RESOLUTION 2022-08-03 WILL BE PROVIDED TO DDRB AS SUPPLEMENTAL INFORMATION) |
| SECTION 2.b | No less than 50,000 SF of Exhibit Space shall be constructed within the museum facility. |
| SECTION 2.c | All berms, buffers and landscape designed solely to screen or aesthetically enhance the building on the Museum parcel must be included in the Partnership Parcel or Museum Parcel rather than on the Park Parcel; however any such berms or screening will not be considered Urban Open Space. |
| SECTION 2.d | MOSH will design the museum facility and the surrounding park space comprising the Property with the aspirational goal of creating an iconic venue. Iconic means that the facility will be visually dramatic, unique, and memorable. It will be designed with the intent to draw visitors from around the Southeast Region and serve as an important and enduring landmark contributing to that which defines the City as a distinctive urban center and will remain visually and experientially appealing with the passage of time. |
| SECTION 2.e | The design will comply with the Downtown Overlay Standards as enacted within the Jacksonville Municipal Code as well as the DDRB’s development guidelines, except as may otherwise be approved by the DDRB and allowed by code, noting, however, that it is a requirement of this Resolution that any setback permitted from the Build-To Line shall be limited to accommodating Urban Open Spaces or semi-private Urban Open Spaces to maintain the urban character and streetscape edge, including the integration and engagement of the public pedestrian corridors with the proposed public or semi-private Urban Open Space. |

| | |
|--------------------|---|
| SECTION 2.f | DIA desires an expanded riverfront park space adjacent to Riverwalk to connect parks east and west of the site. The riverfront frontage of the Museum Parcel should open to and engage with the riverfront park. |
| SECTION 2.g | There shall be no vertical structures within the 100 foot setback. Any pavement in the 100- foot setback area shall be screened and landscaped. |
| SECTION 2.h | The Museum Building shall be designed to engage with Bay Street. DIA envisions a walkable activated corridor, and this site needs to contribute to the activation of that street frontage. In most cases, we are requiring retail or restaurant space with direct sidewalk access and the Zoning Overlay includes a “build to” line. As presented the site plan does not demonstrate compliance with this criterion but it is expected that DDRB will review the final design of the proposed Urban Open Space and the transparency of adjacent facades and adjacent interior uses to ensure compliance. |
| SECTION 2.i | The museum main entrance location [on Bay Street facing façade] depicted on Slide 16 is approved. At least one public entrance /exit shall also be provided on the riverfront and creekfront façades of the building. |
| SECTION 2.j | The location of vehicular drop-off, bus queuing, and building loading [A Phillip Randolph extension, east side of building] is approved. Without being overly prescriptive, the use of entrances, transparency, and activating uses along East Bay Street, the St. Johns River and Hogan’s Creek are required. |
| SECTION 2.k | <p>Development design must not significantly alter the direction, force, or volume of flood waters onto adjacent properties during significant surge events or prolonged inundation.</p> <p>While no on-site parking is required, filling the entire building pad to a height of 12+ feet is not an acceptable design that provides an example of creative and resilient waterfront development techniques. the DIA expects a design approach to the entire site that incorporates resilient features that will allow the site to accept and absorb flood waters and recover from flood events. As an example, we have suggested tiering the Riverwalk and waterfront and constructing the Riverwalk so that it is capable of flooding and recovery rather than raising the bulkhead which is structurally sound.</p> |
| SECTION 2.l | A science themed node will be included on the Property executed at a scale, durability and appeal complementing other riverfront nodes within the Downtown Area. The node marker shall be capable of being lighted at night and visible from other locations along the Riverwalk and generally meet the criteria established in the SWA plan prepared for DIA. |
| SECTION 2.m | The design must be coordinated with the Hogan’s Creek resiliency project which is under design and Emerald trail segment contemplated to cross the site. the location of the pedestrian bridge crossing the creek will be subject to coordinated design and |

| | |
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| | placement and may be a sidewalk extension adjacent to the right of way. |
| SECTION 2.n | The design will include access to and features complementing the portion of the Riverwalk located adjacent to the Property. |
| SECTION 2.o | Landscaping will comply with the City's standards, Downtown Design Standards, and the Riverwalk Plant Palette within the Riverwalk adjacent portion of the Property. |