



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

**In-Person Only Meeting
Thursday, September 9th at 1:00 p.m.**

RE&PD AGENDA

Oliver Barakat, Chair
Carol Worsham, Committee Member
Committee Members Excused: Todd Froats

David Ward, Esq., Committee Member

- I. CALL TO ORDER
- II. PUBLIC COMMENTS*
- III. AUGUST 13, 2021 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES APPROVAL
- IV. WORKSHOP RE: TERMS OF DISPOSITION OF 330 East Bay AND SCORING CRITERIA
- V. CONSIDERATION OF RESOLUTION 2021-09-01: DISPOSITION 300 E BAY
- VI. ADJOURN

PHYSICAL LOCATION

City Hall at St. James
117 West Duval Street
First Floor, Don Davis 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.

***PUBLIC COMMENT**

Individuals attending the meeting will have an opportunity to provide public comments in-person. Persons who cannot attend the meeting in-person, but who wish to submit public comments regarding any matter on the agenda for consideration at the meeting, may do so by sending their public comments via electronic mail to DIAPublicComments@coj.net prior to the start of the meeting. Public comments received prior to the meeting will not be read during the meeting but will instead be forwarded to all DIA Board members for review in advance of the meeting and will remain a part of the permanent record for the meeting itself. You are encouraged to submit public comments well in advance of the start of the meeting to provide DIA Board members with adequate time to read them in preparation for the meeting. In-person attendance and public comments welcome.

330 East Bay Disposition

Discussion Outline for Consideration by REPD Committee 09/09/21

What we decided at last meeting:

1. Courthouse site only (not marina and nor City Hall annex)
2. Open disposition- issue NOD
3. Continue with broker marketed rather than internal disposition only
4. 30 days+ premarketing; 30 days NOD as recommended by CBRE
5. Timeline- attached
6. Terms:
 - a. Market rate only, if residential
 - b. Activation of the waterfront is required
 - c. Architectural design, materials and quality is important
 - d. Resiliency is important
 - e. Adequate public access to the riverfront is required (minimum 50' setback but more encouraged)
 - f. Mix of uses required- residential and retail, hospitality and retail, free standing retail or entertainment venue and park or open space; etc.

Specific terms for consideration by the Board

1. How much open to the public retail space is required (disqualifier) on Bay Street?
 - a. 80% previously required
 - b. Would we consider 0% open to the public retail on Bay if frontage space is activated with rental office, tenant gym, etc. and architecture is great?
 - c. How important is retail on Bay? Will impact scoring discussion
 - d. Staff recommendation was 35% or at least 150 linear feet of frontage must be *activated* space
2. How much open to public retail space, and how much explicitly restaurant space must be located on the waterfront?
 - a. Minimum 7500 square feet enclosed conditioned space on the riverfront ground floor at least 5000 of which must be a single full-service restaurant with at least 1000 additional square feet of outdoor bar/dining (5000 based on desired restaurant size- comparable to Bellwether)
 - b. Minimum 10,000 square feet of retail on some frontage (inclusive of the 7500)
Staff believes this is bare minimum
 - c. Provide bonus points for rooftop bar/dining
 - d. Provide meaningful score for retail density
3. Site design
 - a. All parking must be wrapped with residential, office, retail, etc. except at entrances
 - b. Street frontage must meet transparency requirement
 - c. Bay Street frontage must have street facing entries even if residential or office
 - d. Parking for marina to be accommodated
 - e. Do we want to encourage greater setback from the river than the required 50' (which is the width of Courthouse Drive?) (bonus points) Staff would support a deviation from the view corridor requirement in exchange for this expansion of a riverfront plaza. Or do we want to require it? (property boundary can be established by the notice of disposition)
 - f. Resiliency- add a term requesting that proposals identify how the design and construction addresses resiliency and potential flooding as well as site elevation and a pedestrian friendly street interface
4. Donation to maintenance of Riverwalk/marina
 - a. Add a term requesting that proposals identify Developer's proposed monetary or in-kind contribution to the construction and ongoing maintenance of the Riverwalk and adjacent plaza/park space at this location
5. Financial offer and incentives
 - a. Add term acknowledging that depending upon cash offer price, a multi-family market rate REV grant (Property tax rebate) may be considered for projects meeting the program criteria and goals

of this notice of disposition.

Scoring Considerations:

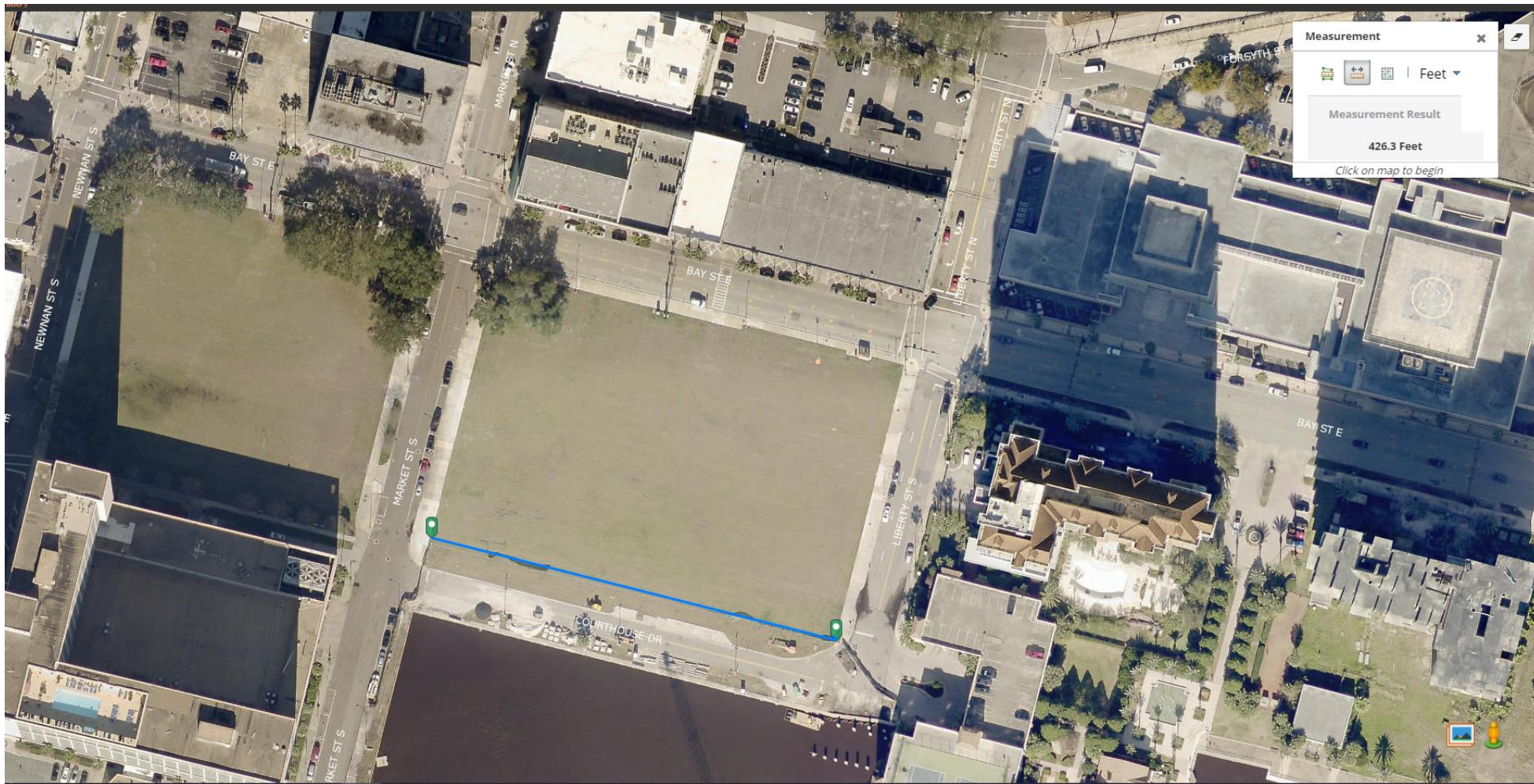
1. We should expect to be paid for the land if the Developer expects incentives similar to other projects so fee simple acquisition price was increased from 3 to 8
2. Park and programming contribution was added to Economic Benefit @ 5 points
3. Activating Downtown and Civic and Community benefit were combined and assigned 10 rather than 7 and 4 respectively
4. Activating the riverfront was retained at 5 in addition to above to emphasize its importance
5. Residential density was eliminated (will be in developer's interest anyway) in favor of Retail Density and increased to 10 points to emphasize importance
6. Mix of uses was retained but reduced to 5 to allow residential preference and similar BID goals to be scored
7. Quality of construction was increased from 4 to 7 should it be even more or is it too subjective
8. Bonus points were offered for Roof top dining/bar and for additional setback from the river
9. Bonus points were suggested for additional setback from the river (10 points)

View corridors- Market and Liberty Streets provide continuous corridors for view and access today

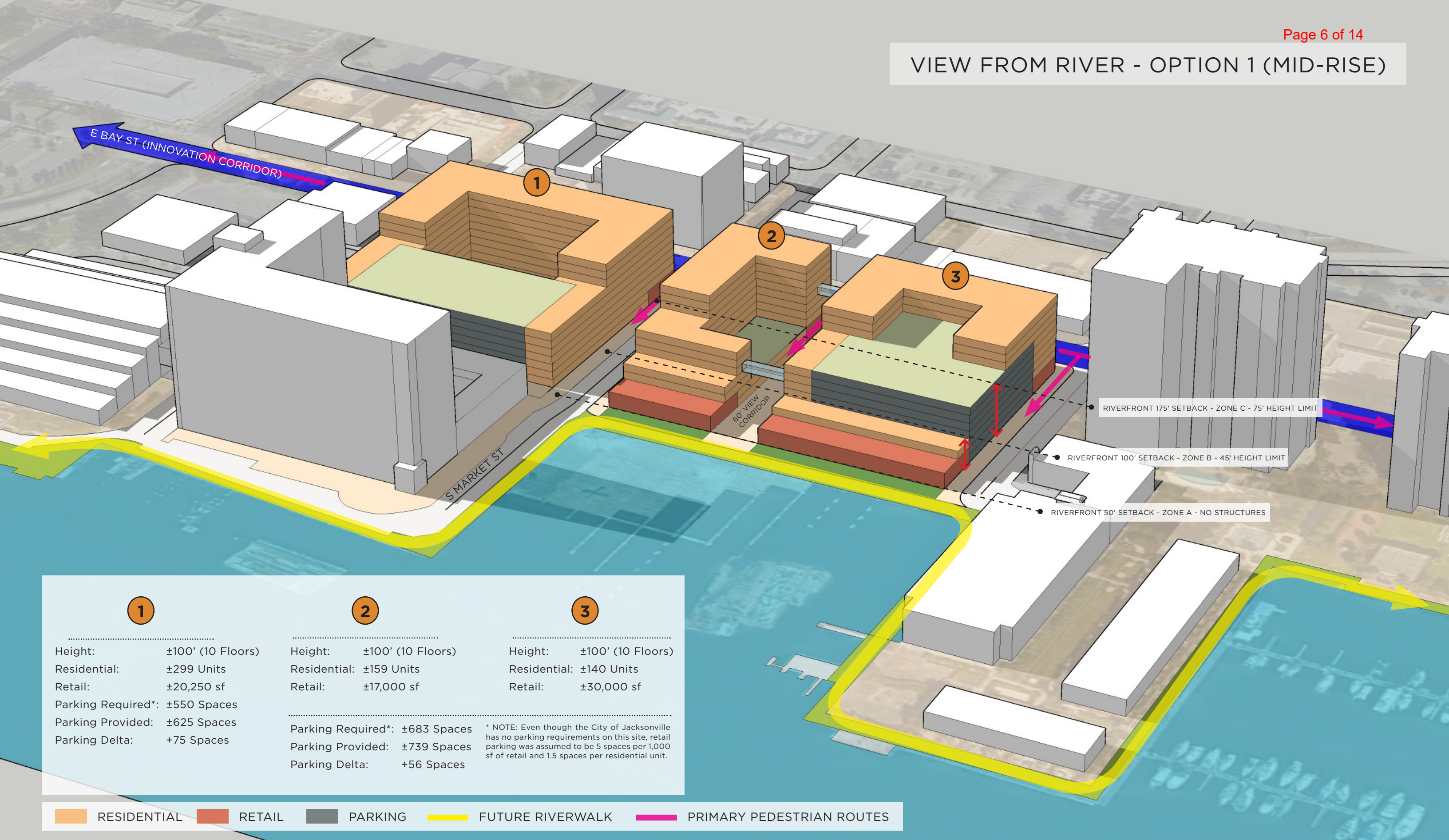


Parcel is 425+ feet wide parallel to the water; code requires an intervening view and access corridor from Bay to the river

Would we allow a deviation in light of the consistent block lengths if the building were set back an additional 50'?



VIEW FROM RIVER - OPTION 1 (MID-RISE)

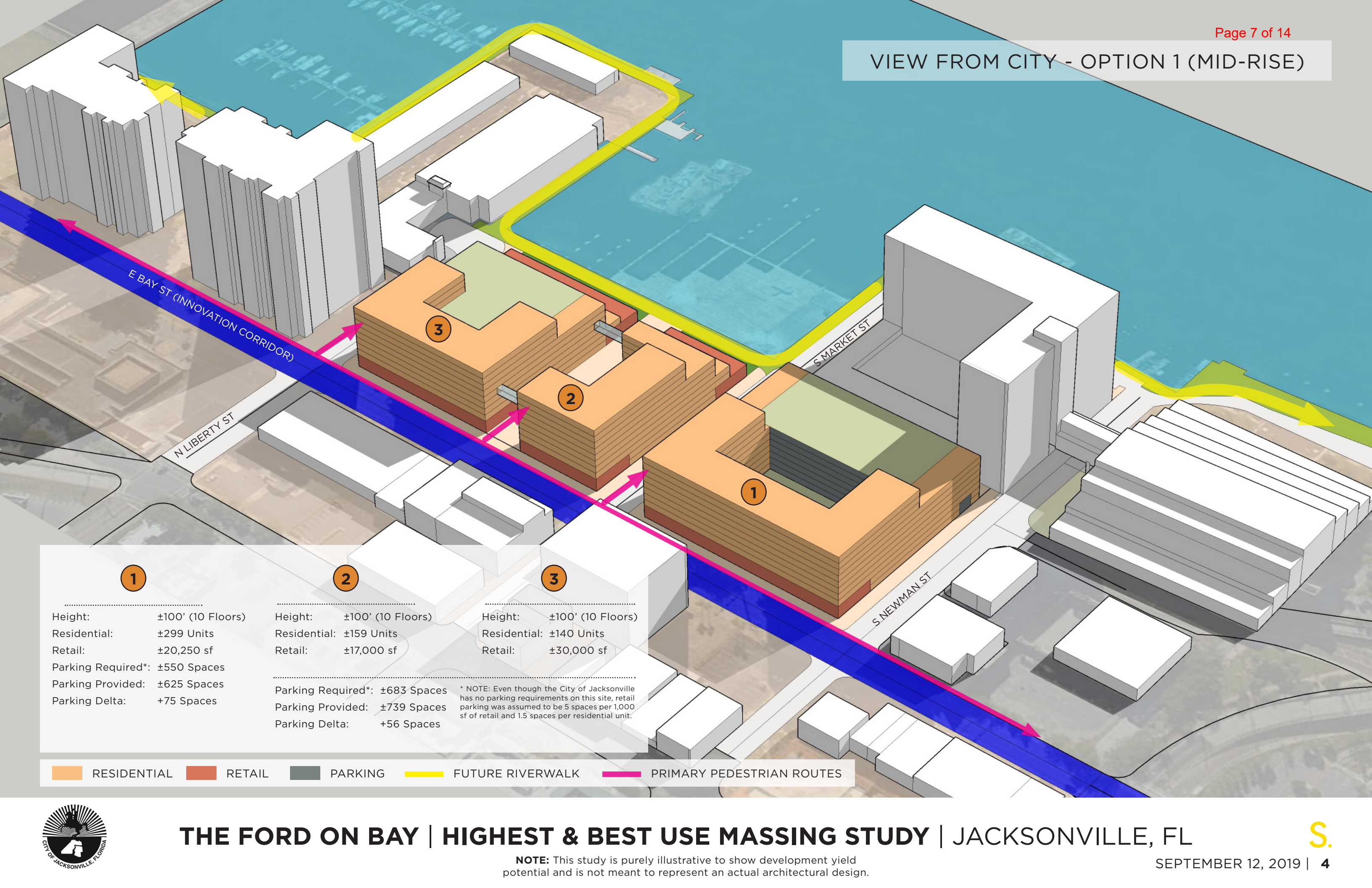


THE FORD ON BAY | HIGHEST & BEST USE MASSING STUDY | JACKSONVILLE, FL



NOTE: This study is purely illustrative to show development yield potential and is not meant to represent an actual architectural design.

VIEW FROM CITY - OPTION 1 (MID-RISE)



1	2	3
Height: ±100' (10 Floors)	Height: ±100' (10 Floors)	Height: ±100' (10 Floors)
Residential: ±299 Units	Residential: ±159 Units	Residential: ±140 Units
Retail: ±20,250 sf	Retail: ±17,000 sf	Retail: ±30,000 sf
Parking Required*: ±550 Spaces	Parking Required*: ±683 Spaces	* NOTE: Even though the City of Jacksonville has no parking requirements on this site, retail parking was assumed to be 5 spaces per 1,000 sf of retail and 1.5 spaces per residential unit.
Parking Provided: ±625 Spaces	Parking Provided: ±739 Spaces	
Parking Delta: +75 Spaces	Parking Delta: +56 Spaces	

■ RESIDENTIAL
 ■ RETAIL
 ■ PARKING
 ■ FUTURE RIVERWALK
 ■ PRIMARY PEDESTRIAN ROUTES



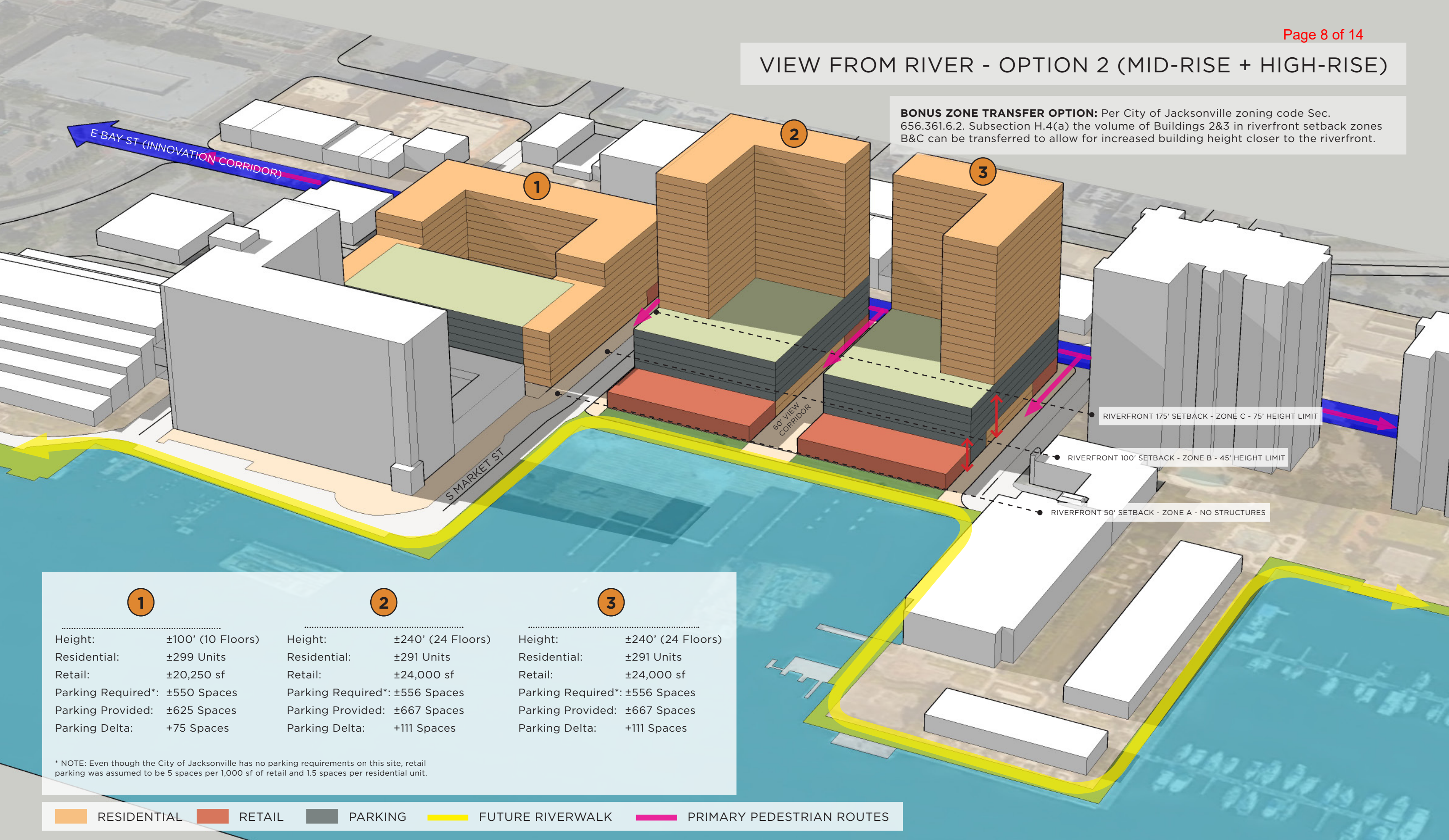
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VIEW FROM RIVER - OPTION 2 (MID-RISE + HIGH-RISE)

BONUS ZONE TRANSFER OPTION: Per City of Jacksonville zoning code Sec. 656.361.6.2. Subsection H.4(a) the volume of Buildings 2&3 in riverfront setback zones B&C can be transferred to allow for increased building height closer to the riverfront.



1	2	3
Height: ±100' (10 Floors)	Height: ±240' (24 Floors)	Height: ±240' (24 Floors)
Residential: ±299 Units	Residential: ±291 Units	Residential: ±291 Units
Retail: ±20,250 sf	Retail: ±24,000 sf	Retail: ±24,000 sf
Parking Required*: ±550 Spaces	Parking Required*: ±556 Spaces	Parking Required*: ±556 Spaces
Parking Provided: ±625 Spaces	Parking Provided: ±667 Spaces	Parking Provided: ±667 Spaces
Parking Delta: +75 Spaces	Parking Delta: +111 Spaces	Parking Delta: +111 Spaces

* NOTE: Even though the City of Jacksonville has no parking requirements on this site, retail parking was assumed to be 5 spaces per 1,000 sf of retail and 1.5 spaces per residential unit.



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RESOLUTION 2021-09-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE CONCEPTUAL FRAMEWORK FOR THE TERMS AND CONDITIONS, SCORING CRITERA AND TIMELINE TO BE INCLUDED IN A FUTURE NOTICE OF DISPOSITION OF THAT CERTAIN CITY-OWNED PROPERTY COMMONLY REFERRED TO AS THE FORMER COURTHOUSE PROPERTY, SUBJECT TO FURTHER REFINEMENT AND APPROVAL BY THE DIA; AUTHORIZING THE MARKETING IN ACCORDANCE WITH THE TERMS ESTABLISHED HEREIN; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; FINDING THAT THIS RESOLUTION FURTHERS THE BUSINESS INVESTMENT AND DEVELOPMENT (“BID”) PLAN, INCLUDING THE COMMUNITY REDEVELOPMENT AREA PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank CRA, for which a BID Plan, inclusive of a Community Redevelopment Plan, was adopted by Ordinance 2014-560-E; and

WHEREAS, the City owns an approximately 2.75 acres of upland riverfront property, exclusive of Courthouse Drive right of way, comprising a portion of Duval County Tax Parcel Number 073358 0000, hereto referred to as the “Property”; and

WHEREAS, DIA desires to seek proposals for the redevelopment of the Property, and to that end has contracted with CBRE for real estate consulting and representation services, including the development of a Notice of Disposition; and

WHEREAS, to allow marketing of the Property to begin in accordance with the Timeline attached hereto as Exhibit 1, the DIA has established the conceptual framework for the terms and conditions and scoring criteria to be included in a future Notice of Disposition, attached hereto as Exhibit 2 and Exhibit 3, respectively; and

WHEREAS, DIA envisions that the property and anticipated disposition will be marketed following adoption of this Resolution with the Notice of Disposition issued in October immediately following the October Board meeting; and

WHEREAS, the terms of the disposition and scoring criteria will be adopted in final form at the October board meeting; and

WHEREAS, the DIA finds that this resolution furthers the following Redevelopment Goal and Strategic Objectives found in the BID Plan:

Redevelopment Goal No. 1

Reinforce Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment; and

Redevelopment Goal No. 3

Simplify the approval process for downtown development and improve departmental and agency coordination, NOW THERFORE

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 approves the Timeline attached hereto as Exhibit 1

Section 3. The DIA approves the conceptual framework of the Terms attached hereto as Exhibit 2 and Scoring Criteria attached hereto as Exhibit 3 for use in marketing the anticipated disposition.

Section 4. The DIA will take up final approval of the Timeline, Terms, and Scoring Criteria at its October meeting prior to issuance of the formal Notice of Disposition.

Section 5. The DIA anticipates issuance of a 30 day Notice of Disposition regarding the Property in October in accordance with the Timeline.

Section 6. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the purposes of this Resolution.

Section 7. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

W. Braxton Gillam, Esq., Chair

Date

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

RESOLUTION 2021-09-01
EXHIBIT 1

Timeline with conceptual terms and scoring approved September; final terms and scoring approved October 20 :

Marketing period pre NOD: September 15- October 21, 2021

NOTICE TIMELINE	DATE*
Issue Notice	October 22, 2021
Pre-proposal Conference	November 1, 2021
Written Questions Due	November 5, 2021
Written Answers Due	November 12, 2021
Bids Due	November 23, 2021
Oral Presentations for short listed Respondents	Week of Nov 29-Dec 3, 2021
Evaluation Committee recommendation to REPD Committee	December 7, 2021
DIA Board Meeting for Selection of Proposal	December 15, 2021
Award Posted	December 16, 2021

*Date to be interpreted as “on or by” with a fourteen (14) calendar day extension at the sole discretion of the DIA CEO. Should the DIA Board not be able to meet within 14 calendar days of its December, 2021 Board Meeting, it will select a proposal at the earlier of a special meeting or its January 2022 regularly scheduled Board Meeting, and the Award Posted date will correspond accordingly.

RESOLUTION 2021-09-01
EXHIBIT 2

By its adoption of Resolution 2021-09-01, the Downtown Investment Authority approves the following Conceptual Terms for inclusion into a Notice of Disposition and for use in pre-marketing.

A. The Site

This NOD shall be issued only for Area 2 identified in the 2019 disposition- the former County Courthouse site – comprising the City block between Liberty and Market streets east to west and Bay Street and Courthouse Drive on the north and south.

(There were three (3) areas included in the 2019 NOD: Area 1 (former Annex site), Area 2 (former Courthouse site) and Area 3 (submerged lands). The City has contracted for design of a public Marina to be constructed within Area 3, the submerged lands.)

B. Phasing

The primary-use structures per bid accepted must commence within 120 days of closing. Closing to occur upon receipt of DDRB approvals and proof of financial capacity to complete construction- **which shall be completed within nine months of City Council approval of disposition.**

C. Mixed Use Development

Proposals shall include a mix of uses such as, but not limited to, multifamily, retail, office, open space and/or hospitality. **Unless a stand alone entertainment venue or restaurant and open /public space** is proposed for the site, buildings directly fronting Bay Street shall have a vertical mix of uses. **Ground floor retail/restaurant (open to Bay is strongly encouraged and will be rewarded in scoring. No responses will be accepted that do not activate Bay Street with entrances, and elements such as common areas, leasing offices, etc. While the preference for high residential density will be communicated to prospective developers, specific density thresholds will not be established as qualification criteria. If residential units are proposed, only market rate units should be proposed for this location.**

D. Bay Street Activation

Alt 1 [Ground floor retail/restaurant (open to Bay is strongly encouraged and will be rewarded in scoring. No responses will be accepted that do not activate Bay Street with entrances, and elements such as common areas, leasing offices, etc. No more than 10% of the Bay Street frontage may be a directly visible parking garage. Ground floor uses other than retail or restaurant shall meet all transparency requirements. Activated tenant spaces such as gyms and community rooms must comprise at least 35% of the Bay Street frontage. Work/live units or office could comprise the remainder of the frontage but bonus points will be awarded for additional retail or restaurants on Bay Street and additional incentive consideration will be available.]**[CBRE recommendation]**

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EXHIBIT 2

Alt 2 [Proposals for developments other than a free-standing restaurant or entertainment venue shall include ground floor retail uses (e.g., restaurants, retail, etc.) directly fronting and accessible by Bay Street at a minimum ratio of percent (35%) of its ground floor Bay Street building frontage. At a minimum, the proposal shall include at least one semi-public use such as a sidewalk cafe or patio seating along Bay Street. No more than 10% of the Bay Street frontage may be a directly visible parking garage. Ground floor uses other than retail or restaurant shall meet all transparency requirements. Activated tenant spaces such as gyms and community rooms or work/live units or office could comprise the remainder of the frontage but bonus points will be awarded for additional retail or restaurants on Bay Street and additional incentive consideration will be available.

E. St. Johns River

- i) Setback. Proposals shall include a minimum building setback of fifty (50) feet from the St. Johns River as measured from the landward side of a bulkhead **and the Courthouse Drive right of way is not intended to be included in the disposition but will not remain open to vehicular traffic**. Any proposal that is set back only 50 feet from the bulkhead will be required to comply with height step-backs as well as include a view corridor between Bay Street and the River.

An alternative preferred design would set back vertical construction an average of 100 feet or more from the bulkhead to create an activated public plaza. If this design alternative is chosen, DIA staff will support a waiver of the view corridor requirement based on existing block widths and provided adequate façade differentiation is incorporated along Bay Street. Some publicly accessible outdoor seating, etc. could be incorporated in the 50 feet closest to the private development and perhaps a restaurant could extend into this zone but development not generally open to the public would be set back beyond this line.

- ii) Riverfront Activation. Proposals shall include riverfront activation and shall include a riverfront Activity Node consistent with the Great Fire of 1901 node described in the “Riverfront Design Guidelines and Activity Nodes Plans” dated August 25, 2018.

Furthermore, a minimum of 10,000 square feet of restaurant/bar space shall be provided on the riverfront, of which at least 7500 square feet must be ground floor. Retail waterfront space must have a minimum frontage on the Riverwalk of linear feet. The DIA desires a full-service restaurant providing a dining opportunity for boaters on the waterfront. The restaurant shall have the ability to serve at meals to at least 100 patrons at one time. Bonus points are available to rooftop/upper story dining/bar accessible to the public.

- iii) Marina Parking. The adjacent basin between Market and Liberty will be developed as a public marina (no boat launch). Parking for visitors to the marina should be contemplated in the project design.

RESOLUTION 2021-09-01
EXHIBIT 2

- F. Resiliency. The use of resilient construction materials and how the proposal addresses potential flooding and site elevation will be considered. If the site is to be filled, how the development remains pedestrian friendly from the sidewalk will be important.
- G. Design and Materials. As a prominent waterfront and Bay Street location, the design and choice of construction materials will be taken into consideration, and we encourage high quality product with architectural details and exterior finish worthy of the site.
- H. Construction and Maintenance Contribution. Proposals should include Developer's proposed monetary or in-kind contribution to the construction and ongoing maintenance of the Riverwalk and adjacent plaza/park space at this location.
- I. Development Team
The following criteria will be used to pre-qualify proposals:
- i) Bid Bond
A bid bond of \$25,000.00 shall be included with all proposals in a form to be determined by the DIA Chief Executive Officer.
 - ii) Proposals shall be from developers with experience of a singular project with aggregate value in excess of \$50 million and minimum square footage of 300,000. The principal individual or company submitting the proposal shall meet this criterion and the financial capacity of lenders and partners will not replace the experience and financial capacity of the Developer who is leading the project.
 - iii) Proposals shall include descriptions and visual materials related to the qualifying projects detailed above.
 - iv) No proposal shall be accepted for evaluation if the developer has judgement liens (related to development performance) in excess of \$10 million, unpaid taxes in excess of \$1 million or active judgement liens not related to development performance in excess of \$10 million.
- J. Financial Offer and Incentives. Depending upon cash offer price, a multi-family market rate REV grant (Property tax rebate) may be considered for projects meeting the program criteria and goals of this notice of disposition.