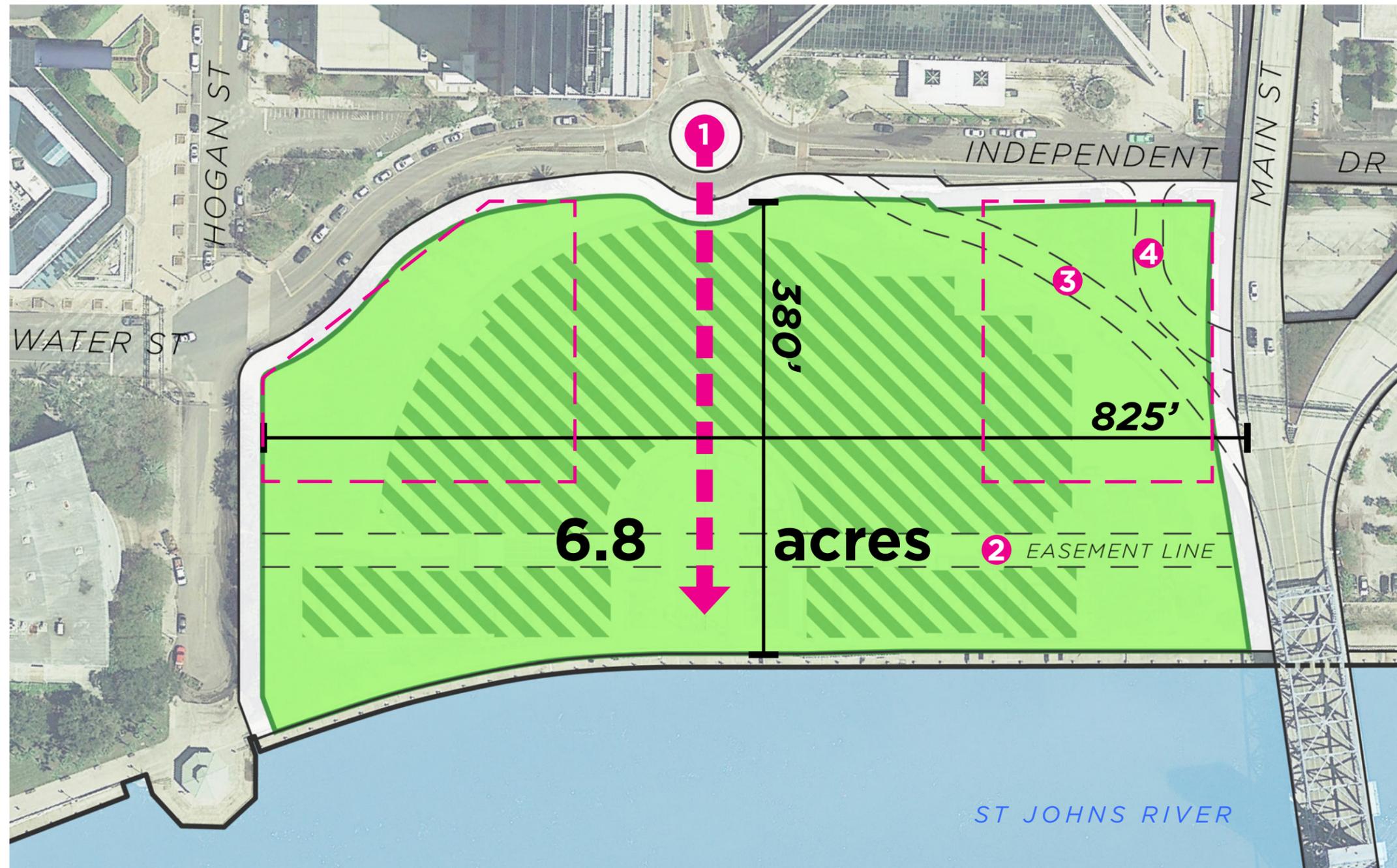
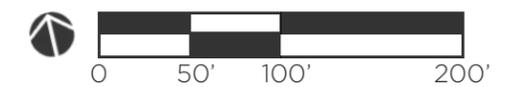


EXISTING CONDITION

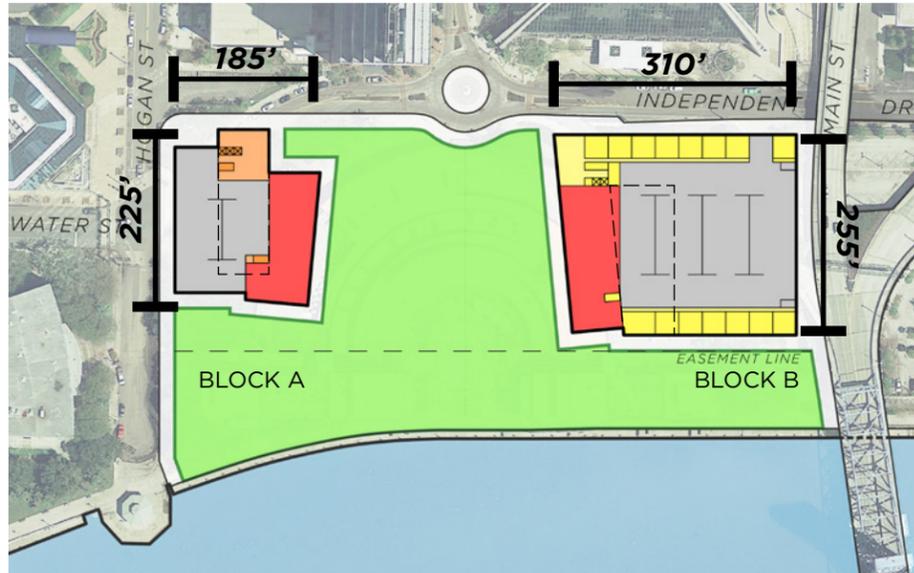


- Existing site area - 6.8 acres.
- ▭ Potential development sites at northeast and northwest corners of site.
- ▨ Former footprint of Jacksonville Landing - 143,000 SF (3.3 acres)
- ① Continue Laura Street corridor to bisect the site.
- ② Existing Easement (new development not to occur within or beyond)
- ③ Ramp connecting Independent Drive to Main Street Bridge (to be demolished)
- ④ Driveway to Jacksonville Landing lot (to be demolished)

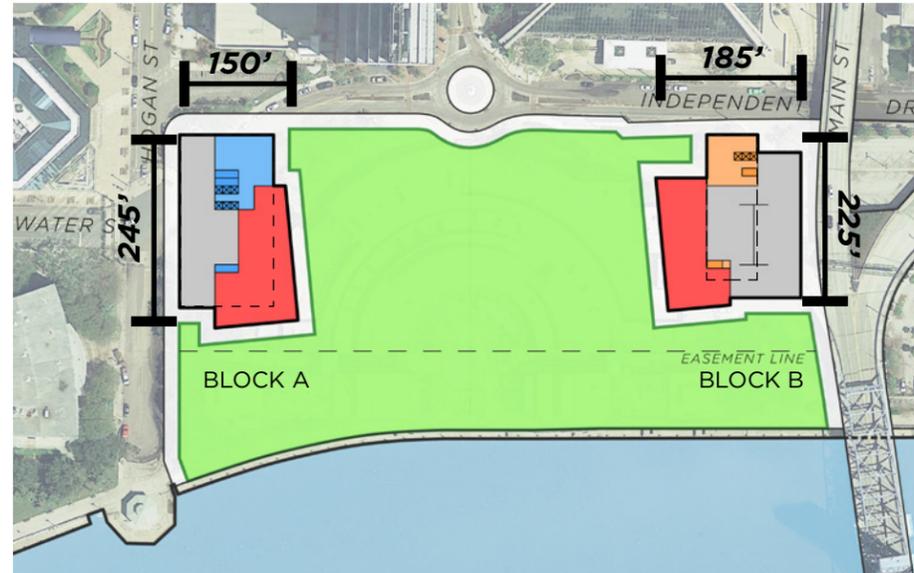


POTENTIAL CONFIGURATIONS - RECONFIGURED SITE

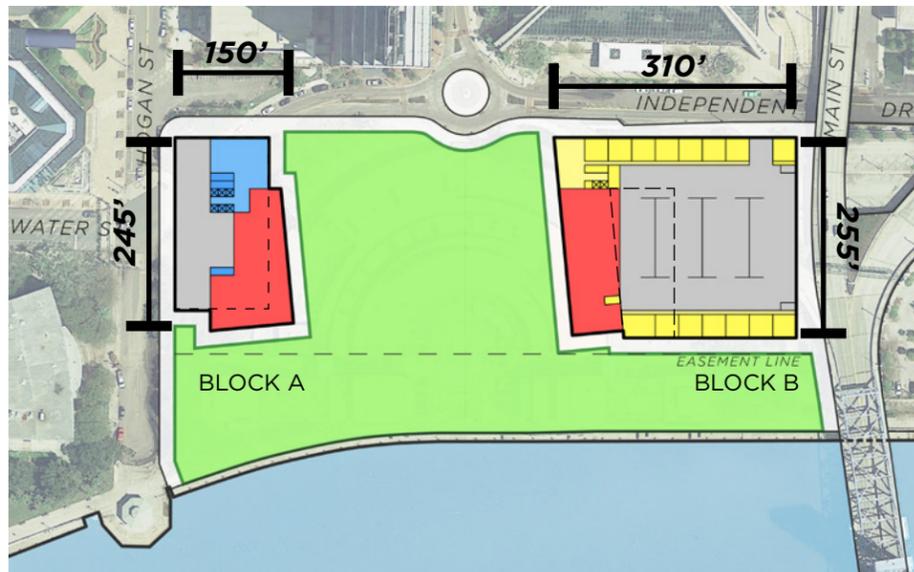
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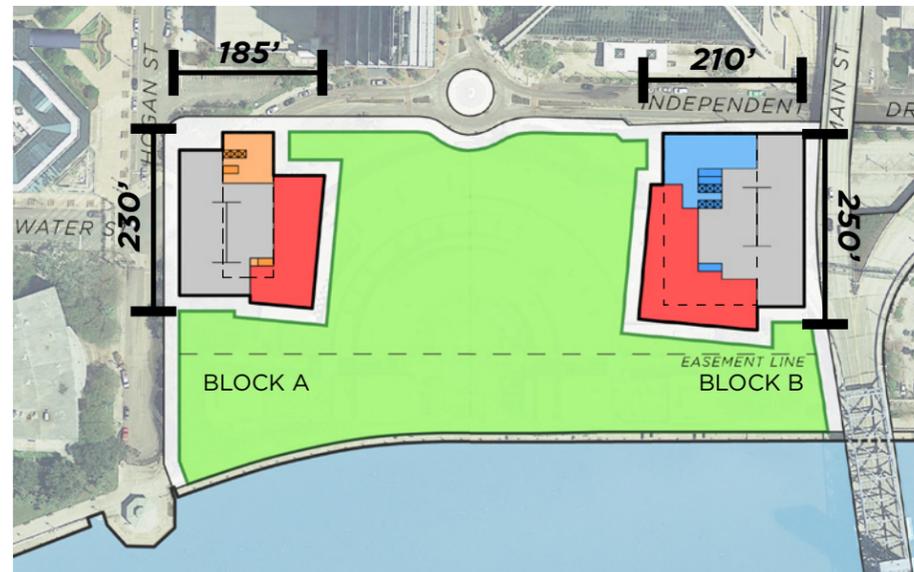
HOTEL (BLOCK A) + RESIDENTIAL (BLOCK B) = 4.1 ACRES OPEN SPACE



OFFICE (BLOCK A) + HOTEL (BLOCK B) = 5.1 ACRES OPEN SPACE



OFFICE (BLOCK A) + RESIDENTIAL (BLOCK B) = 4.1 ACRES OPEN SPACE



HOTEL (BLOCK A) + OFFICE (BLOCK B) = 4.8 ACRES OPEN SPACE

- This reconfiguration eliminates the diagonal segment of Independent Drive to provide more favorable conditions for the northwest corner of the site.
- Land uses maximize the open space available along the center and riverside portions of the site.
- In all options, the site has been bisected into Block A and Block B to continue the Laura Street corridor.
- Each land use option has been optimized to provide a maximum program in a minimum footprint.
- For additional configurations refer to the land use options later in this document, and add the open space totals for different Block A and Block B configurations.

- Office
- Residential
- Hotel
- Retail
- Parking
- Open Space

Civic Stairs and Sculpture Plaza

Rising twelve (12) feet above the park, this timeless urban typology serves as one of many elegant integrations of art and landscape. It serves not only as an iconic sculpture plinth that enhances prominence within the park, from the river and the south bank, but as an iconic gathering place in its own right. Gazing at the stars, enjoying broad river views enhanced by the new living shoreline, taking a selfie, or having the opportunity to intimately interact with the dynamic form and reflections of the sculpture define this grand civic place. The stairs will provide a world-class setting to enjoy a light show, watch boat races, parades, or just enjoy a real and direct connection to the river throughout the year and for generations to come.

Sky Garden Terrace and East Development Pad

While it is understood that this area is technically part of the scope of this competition, we do support the direction of the DIA that suggests the park design should lead the thinking of how these development pads are imagined and relate to the park. Although not critical to the success of this park design, it is our intent to highlight the significant value and benefits that an integrated approach to development and park could yield. This concept involves a hotel, event space, shops, restaurants, and outdoor dining and illustrates how park design elements can be integrated into the design of the development to enhance activity, safety, revenue generation, and help create a one-of-a-kind world-class public space.

Main Street Street Bridge Connection

We propose to create a bike and pedestrian connection to the Main Street bridge through an ADA accessible (5%) with a beautifully landscaped and shaded landscape rather than a bridge. Our strategy involves overlapping park elements, the sculpture plaza, and architectural program to create a new and innovative type of high-performance landscape. Our team aims to create a relaxed and natural connection that is carefully integrated with the park, sculpture, and program. However, we recognize the complexities of such an approach and are offering several iterations and phasing options that are outlined within this document for consideration.



↑ Aerial Diagram of design without Canopy Trees

RIVERFRONT PLAZA DEVELOPMENT PAD NOD TERMS

1. Riverfront Plaza-Northeast Development Pad

- This Notice of Disposition shall be issued for the Northeast corner of Riverfront Plaza, bounded by E. Independent Drive on the North, S. Main St. on the East, and the Riverfront Plaza on the South and the West (the "Site").
- Part of RE #s: 074457 1100 and 074445 0700, Approximately 1 Acre with no more than 300 feet of frontage on Independent Drive and no more than 175 feet of depth along Main Street Bridge.
- The design and construction of the improvements to be developed on the Site (the "Project") must integrate into and coordinate with the design and construction of Riverfront Plaza, a 7+ acres world-class park along the St. Johns River in Downtown Jacksonville.

Approximate Dimensions



2. The Site

- Rare opportunity to develop approximately one (1) acre within what will become one of Jacksonville's premier destination parks. Riverfront Plaza will become a main attraction in Downtown and along the majestic St. Johns River.
- Perkins & Will's winning design will include a multi-elevation public park and plaza, a destination playground, civic stairs, riverfront plaza, and numerous places to gather, dine and enjoy the idyllic river views and breeze.
- Perkins & Will provided a conceptual design for the Site and a possible development concept that is seamlessly integrated into the park space of Riverfront Plaza. Please note, Respondents are not required to design a Project precisely mirroring the Improvements depicted in the Perkins & Will design, however, the interface of the Site and park, including the concept of the raised plaza for outdoor dining overlooking the park, will be required.
- The design of the Site must integrate into the park design scope, specifically (and depicted below):

- The riverfront façade of the Project must slope to or connect to the landscaped pedestrian ramp for the Main St. Bridge which is part of the park project
- A service entry, to the ground level “River Plaza” and food and beverage spaces below the pedestrian ramp that will be designed by Perkins & Will, must be provided through the Project garage
- Elevated (+/- 20-40’ BFE) restaurant, retail and open plaza space that overlooks the park (Sky Garden Terrace) must be included
- An optional additional restaurant space with outdoor dining at the elevation of the Civic Stairs will be rewarded in scoring
- Any mid-rise or high-rise tower should be perpendicular to the river and parallel to the Main Street bridge
- Below are graphics depicting the relevant portions of Riverfront Plaza: (1) overall Riverfront Plaza Design, (2) aerial diagram depicting the eastern side of Riverfront Plaza, and (3) a diagram identifying the park scope and Site scope:

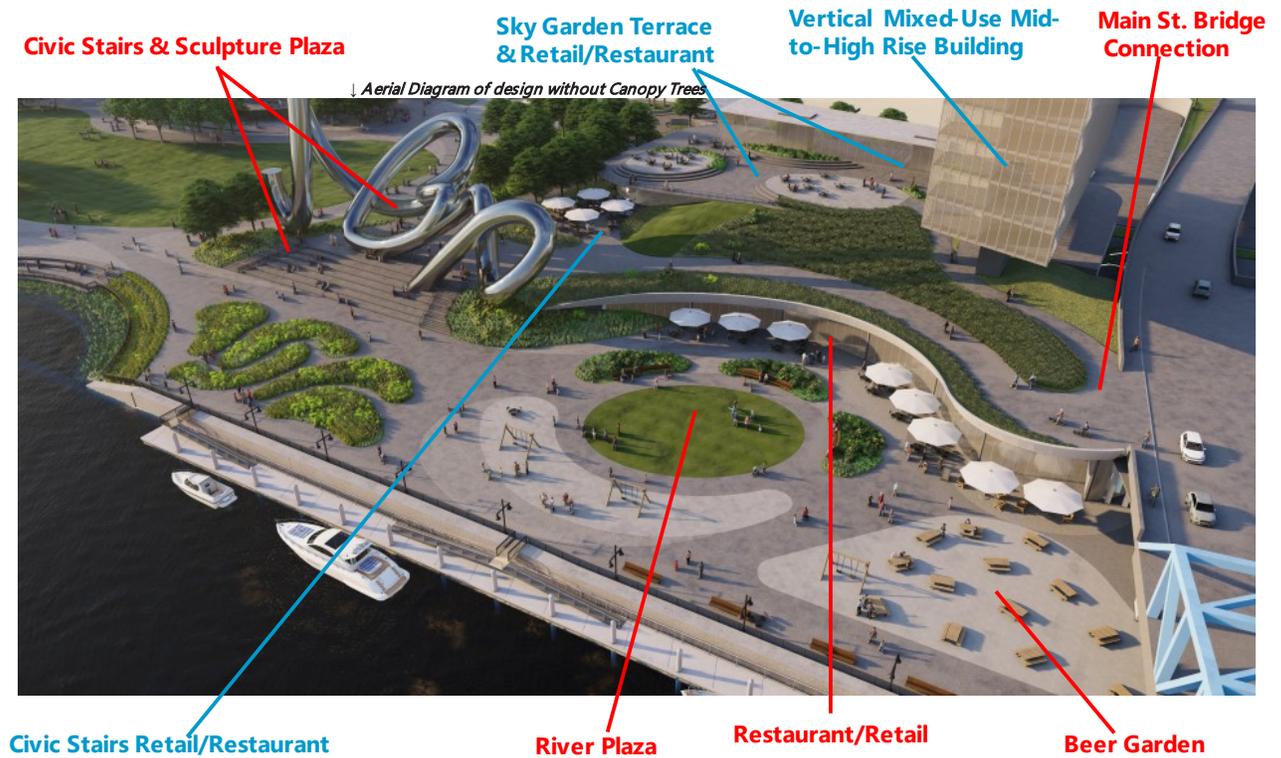


1. Overall Riverfront Plaza Design



2. Aerial Rendering of Eastern side of Riverfront Plaza

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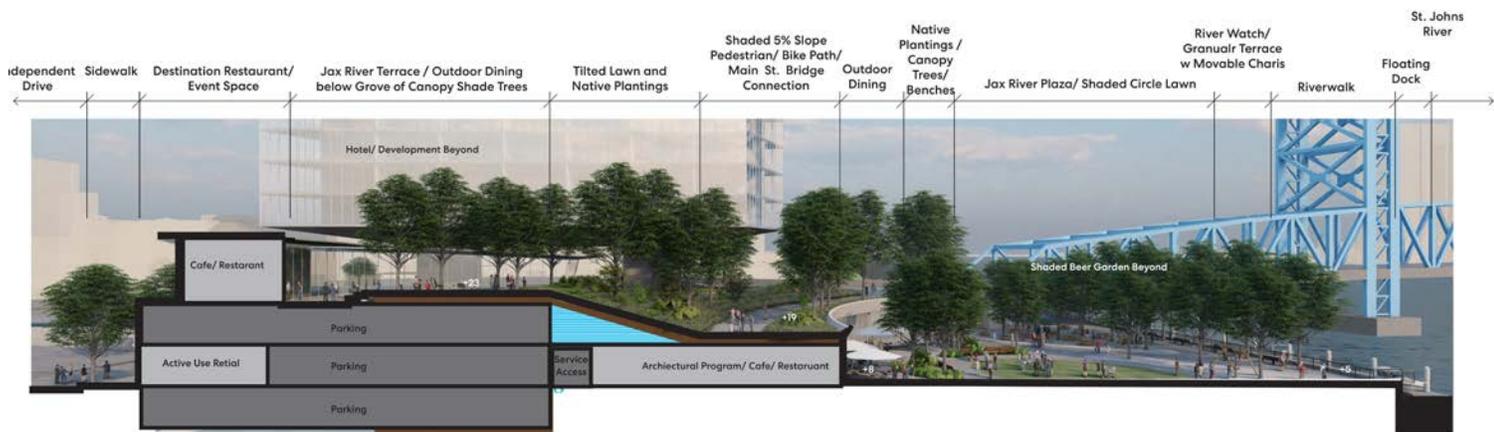


3. Diagram of Park and Site Scopes

3. Building Requirements

- **Mid-to-high-rise building** (at least 7 stories but preferably 15 plus in tower)
 - Any mid-rise or high-rise tower should be perpendicular to the river and parallel to the Main Street Bridge
 - The Main Street Bridge Pedestrian Ramp will be located immediately east of the pad and will run parallel to the pad. A building could cantilever over the ramp.
 - Parallel to E. Independent Drive and located at least 2 stories above grade (at an elevation of +20 BFE or higher) but no higher than 4 stories above grade, activated restaurant/bar/event/meeting room space that frames a public plaza/open-space, depicted as the “Sky Garden Terrace” in the Perkins & Will design. This retail space and plaza should be at least one, but no more than three, stories above the elevation of the Civic Stairs and the open plaza should approximate one quarter (1/4) of the entire Site. It is envisioned that this plaza and restaurant level is located on the roof of the parking garage.
 - Building frontage parallel to Independent Drive that exceeds 50 feet in height will be minimized so as not to obstruct current building views.
- **Parking Structure wrapped with retail components:**
 - At least 3 levels of parking (as depicted below):
 - one optional level of subterranean parking level, with appropriate stormwater management system.
 - Parking level at grade (roughly+8 BFE) that provides “back-of-house” access to the under ramp retail spaces in the building that fronts “River Plaza.”

- One or more parking levels above grade (maximum of 4 above grade). The rooftop above the top parking level will need to accommodate the Sky Garden Terrace.
- The exterior façade of the parking structure needs to be completely screened as follows:
 - ❖ On the north side adjacent to E. Independent Drive a minimum of 30% of the length of the building façade facing the street shall be wrapped with retail at the sidewalk level. Additional points will be awarded for higher percentages or other activation of Independent Drive.
 - ❖ On the upper level facing Independent Drive and on the east side adjacent to Main Street: at a minimum, landscaping or architectural screening that meets DDRB standards will be required but enhance architectural treatment and the use of art as screening will be rewarded in scoring. The Respondent is not precluded from proposing wrap-around construction that includes commercial or residential uses abutting E. Independent Drive or Main Street at all levels.
 - ❖ On the south side facing the river and adjacent to the pedestrian pathway: Below the grade of the pedestrian ramp, the garage will provide at grade service access to the under ramp restaurants and otherwise be entirely embedded into a landscaped berm or other hardscape that follows the landscape design of Perkins & Will. Above the pedestrian ramp elevation, and provided the open Sky Terrace Plaza is maintained, any level of garage space must be completely wrapped with retail or restaurant spaces, amenity spaces, office, hotel or residential uses.
 - ❖ On the southwest corner, additional points will be awarded for a restaurant space that wraps the outside corner of the garage at the same elevation as the top of the Civic Stairs.
 - ❖ On the west side: at all levels above the grade of the Park, a landscaped berm that seamlessly abuts with the “Titled Lawn/Grass Amphitheater” or such other completely enclosed building façade or treatment that completely obscures the garage from public view and complements the Park.
 - ❖ No level of the garage may be visible from the park or riverfront



4. **Mixed Use Development-** While no particular uses other than restaurant/bar spaces are required, it should be noted that the parking demand of dense residential and the associated garage size likely make the site more suitable for hotel and office. Hotel use is deemed to economically benefit the most from, and be most compatible with the adjacent park , in part because the required restaurant/bar spaces serve

the hotel needs as well as the public. Proposals shall include a vertical mix of uses such as, but not limited to:

- Hotel
 - Due to its prominent location, any proposed hotel brand should be a four-star or higher hotel, based on Forbes or AAA
- Office: Class A office space, ideal location for a corporate headquarters
- Retail/ Commercial
 - Retail/Restaurant components are required be incorporated on the garage rooftop facing the western side of the Site, specifically activating the Sky Garden Terrace.
 - Special attention should be paid to destination retail that will not only service future downtown residents and workers but will also act as a regional draw for the city.
 - Ground floor retail/restaurant and other sidewalk level activation along Independent Dr. is strongly encouraged and will be rewarded in scoring.
 - Retail density, whether located on E. Independent Dr. or facing and accessible from Riverfront Plaza, in excess of the minimum required will be scored.
- Multi-family
 - A preference for higher density
- Riverfront Plaza Activation:
 - A crucial component of any proposal will be the activation of the Riverfront Plaza, particularly, on the western side adjacent to the Civic Stairs and Sculpture Plaza and the inclusion of the Sky Garden Terrace. Activation programs should consider the following uses: café, signature restaurant, bar, entertainment or event space, coffee shop, ice cream parlor, gift shops, and destination retail.
 - Minimum of 7500 SF with a minimum river/park facing frontage of no less than 150 feet for a destination restaurant & bar space shall be provided on the Sky Garden level.
 - No minimum of retail adjacent to and accessible from the Civic Stairs & Sculpture Plaza level required however the provision of indoor and outdoor food and beverage space in this location will be scored.
 - The DIA desires at least one riverfront/park front full-service restaurant with the ability to serve meals to at least 100 patrons at one time.
- Independent Drive Activation:
 - Retail (shops, entertainment venue, food & beverage)
 - Minimum ratio of 30% percent of ground floor building facade facing Independent Dr.
 - Minimum [redacted] Linear Feet frontage on Independent Dr.

5. Phasing

- Must coordinate with the Riverfront Plaza Development and the Main Street Pedestrian Ramp construction with the park and ramp intended to be completed in early to mid 2024.
- 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

6. St. Johns River

- Setbacks are automatically satisfied due to location of pad and no height limitation will apply to mid rise or high rise building provided it is parallel to Main Street Bridge and perpendicular to the river.

7. Resiliency

- The use of resilient construction materials and how the proposal addresses potential flooding and site elevation will be considered. On site-storage capability in storm events will be evaluated.
- Stormwater drainage needs to integrate into overall site development
- Adequate pervious surface and resilient landscaping

8. Design and Materials

- As a prominent waterfront and Independent Dr./ Laura St. location, the design and choice of construction materials will be given considerable weight, and we encourage high quality product with architectural details and exterior finish worthy of the site. Bonus points will also be available for unique architectural features that elevate the design and utilize Perkins & Will conceptual design for the Site.
- The design shall conform to the Downtown Zoning Overlay & Downtown Design Guidelines, including but not limited to:
 - Dual orientation of building fronting Independent Drive and the park
 - Enhance the skyline

9. Construction and Maintenance Contribution

- Proposals should include Developer's proposed monetary or in-kind contribution to the construction and ongoing maintenance and or programming of the adjacent plaza/park space at this location, if any. **An ongoing maintenance or programming contribution to the park is anticipated**

10. 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, minimum square footage of **300,000**, and a minimum of 7 stories. 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.

RIVERFRONT PLAZA PAD

Ford on Bay

Experience and Qualifications	20		20
Experience developing mixed use projects of comparable size in an urban setting	10		10
Financial Strength of Development Team	10		10
Active litigation, judgement liens and outstanding tax payments	0 to minus 5		0 to minus 5
Economic Benefit	30		25
Fee Simple acquisition price	8		8
Financial return to the City (ROI), Economic impact (e.g. job creation, tax revenues)	9		9
Equal opportunity / local participation	3		3
Park & Programming contribution	10		5
Project Development and Design	85		85
Project's ability to activate Downtown	10		10
Thoughtful Mix of Uses	5		5
Retail Density above minimums required on Sky Terrace and Independent Drive, type, location, marketability, and quality of tenants, if known	15		15
Roof top/upper story dining/bar (above 7 stories)	5		5
Unique Architectural Features, Character	15		15
Development timeline (e.g. construction commencement and delivery timing)	5		6
Civic and community benefits (e.g. open and green space accessible to the public, connections to park and bridge ramp)	5		5
Activation of the riverfront on Sky Terrace and Civic Stairs levels	10		5
Incorporation of Designated City Storyline for Site and Activity Node	0		4
Quality of Construction Material and Design	10		10
Design for Resiliency	5		5
Financial Proposal	12		12
Defined source and percentage of debt and equity	5		5
Financial feasibility and cash flow analysis	5		5
Post-Completion Management Plan	2		2
Oral Presentation	5		5
Total Base Score Available	142		
Bonus Points			
Roof top/upper story dining/bar	0		5
Activated setback from river beyond 50'	0		10
Unique Architectural Features, Character	0		15