



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee
Hybrid In-person/Virtual Meeting
Thursday, February 15th, 2024, at 2:00 p.m.

RE&PD AGENDA

MEMBERS:

Patrick Krechowski, Esq., Committee Chair
Carol Worsham, Committee Member

Braxton Gillam, Esq., Committee Member
Sondra Fetner, Esq., Committee Member

- I. CALL TO ORDER
 - II. PUBLIC COMMENTS
 - III. FORM 8B: VOTING CONFLICT DISCLOSURES
 - IV. JANUARY 10TH, 2023 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION COMMITTEE MEETING MINUTES
APPROVAL
 - V. RESOLUTION 2024-02-01: MOSH RDA AMENDMENT
 - VI. RESOLUTION 2024-02-02 RIVERFRONT PLAZA RESTAURANT
 - VII. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
 - VIII. ADJOURN
-

PHYSICAL LOCATION

Jacksonville Public Library-Main Library/Downtown
303 North Laura Street
Multipurpose Room (located in the Conference Center)
Jacksonville, Florida 32202

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



Downtown Investment Authority
Retail Enhancement and Property Disposition Committee
Hybrid In-person/Virtual Meeting
Thursday, February 15th, 2024, at 2:00 p.m.

Passcode: 186971

One tap mobile

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/91012020000>

TAB IV.

**JANUARY 10TH, 2024 RETAIL ENHANCEMENT AND PROPERTY DISPOSITION
COMMITTEE MEETING MINUTES APPROVAL**

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

V. RESOLUTION 2024-01-01: JEA PROPERTY 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 A TEMPORARY CONSTRUCTION EASEMENT OVER AN APPROXIMATELY 2.0 ACRE PORTION OF A CITY-OWNED PARCEL OF REAL PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 130570-0000, (THE “PROPERTY”, EXHIBIT ‘A’); 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.

Committee Chair Gibbs gave the floor to DIA staff to introduce the resolution.

CEO Boyer began her presentation by reviewing the property disposition process including how a property becomes a DIA property, the disposition of real estate, and the temporary laydown yard. She mentioned that the process was informal and then discussed other details such as JEA’s temporary laydown yard, appraisals in the area, the Vestcor proposal in LaVilla, etc. CEO Boyer advised the Committee that they’d eventually be asked to create criteria, to put out a notice, and bids. She continued that she wanted to get the new board members up to speed so they’re able to craft the criteria mentioned. After explaining the property disposition process, CEO Boyer explained the purpose of Resolution 2024-01-01. She shared that it was simply a request to use Parcel 130570-0000 and then described the details of the resolution. Committee Member Worsham shared that going through the property disposition process was a powerful tool and that it’s good to have that path to follow, like a road map. CEO Boyer mentioned that the process was updated in 2022, that Committee Member Fetner worked on the initial disposition policy, and that it was the policy that led to the current disposition road map. CEO Boyer concluded by reviewing a map showing the parcel’s physical location and discussed details such as the setback, rental value, the recommendation to stay with the current right-of-way, etc.

Committee Chair Gibbs called for a motion and second to approve the resolution.

Motion: Committee Member Worsham moved to approve Resolution 2024-01-01.
Seconded: Committee Member Fetner seconded the motion.

Committee Chair Gibbs opened the floor for discussion.

Board Chair Citrano mentioned that he was in favor of the resolution but asked if there was no immediate use for the parcel. CEO Boyer explained that there were two different proposals for the parcel and that there was some discussion about its potential use. She mentioned that the lot is on the side of the MOSH which is dedicated to civic use and that the nearby Shipyards West is dedicated to park use, but that the Board should make the decision on the use of the parcel.

Committee Chair Gibbs asked if it was a 1-year term. CEO Boyer responded yes.

Committee Member Fetner asked if the budgeted \$300,000 was for utility work. CEO Boyer spoke of discussions concerning who would pay for the utility work and concluded that JEA would be responsible for paying a portion of the work.

Board Member Krechowski asked what the parcel would look like. CEO Boyer mentioned that it would be a laydown yard and construction site. She also mentioned how the neighboring parcel appears to also be a construction site.

Seeing no further questions or comments, Committee Chair Gibbs called for a vote.

Vote: Aye: 4 Nay: 0 Abstain: 0

THE MOTION PASSED UNANIMOUSLY 4-0-0

VII. ADJOURNMENT

Seeing no further questions or comments, Committee Chair Gibbs adjourned the meeting at 9:51 am.

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 Ava Hill at avah@coj.net to acquire a recording of the meeting.

TAB V.

RESOLUTION 2024-02-01 MOSH AMENDED RDA

RESOLUTION 2024-02-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) RECOMMENDING AMENDMENTS TO THE REDEVELOPMENT AGREEMENT AMONG THE CITY, DIA, AND MUSEUM OF SCIENCE AND HISTORY, INC. (“MOSH”) DATED MAY 22, 2023, (“RDA) AND RELATED DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE GROUND LEASE, IN ACCORDANCE WITH THE TERM SHEET ATTACHED HERETO AS EXHIBIT A, WITH ALL OTHER TERMS AND CONDITIONS OF THE RDA AND RELATED DOCUMENTS REMAINING UNCHANGED; AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF THE DIA (THE “CEO”) TO FILE LEGISLATION TO ENACT THE MODIFICATIONS TO THE RDA AND RELATED DOCUMENTS; AUTHORIZE THE CEO TO EXECUTE ALL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the DIA and City Council approved the RDA, and related documents via DIA Resolutions 2022-01-03 and 2022-09-03 and Ordinance 2023-184-E, respectively; and

WHEREAS, MOSH has been diligently pursuing fundraising as contemplated by the RDA and is making progress on the design of the surrounding City park as contemplated by the associated Cost Disbursement Agreement but has been delayed in the design of the museum building itself and commencement of construction necessitating this amendment; 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 recommends the amendment of the RDA and related documents to effectuate the modifications set forth in Exhibit A attached hereto.

Section 3. The DIA authorizes the CEO to initiate filing legislation with the City Council to enact the changes incorporated within this Resolution 2024-02-01.

Section 4. The Chief Executive Officer is hereby authorized to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 5. This Resolution, 2024-02-01, shall become effective on the date it is signed by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Jim Citrano, Chair

Date

VOTE: In Favor: ___ Opposed: ___ Abstained:

DRAFT

Exhibit A to Resolution 2024-02-01

Term Sheet for Amended RDA

Developer:	Museum of Science and History (“MOSH”).
RDA	The current Redevelopment Agreement dated May 22, 2023, by and between the City, DIA, and the Museum of Science and History of Jacksonville, Inc. the terms of which, except as provided herein, shall remain unchanged in the restated Redevelopment Agreement.
Amended and Restated Redevelopment Agreement	The Amended and Restated Redevelopment Agreement will establish the essential terms of the Lease of the Project on the Museum Parcel, the Joint Use Park Agreement with respect to use and maintenance of the Joint Use Park Parcel, the Developer’s rights and responsibilities with respect to design of the Park Project, the Developer’s and the City’s obligations with respect to construction of infrastructure improvements, site remediation, park improvements, etc., on the Property and other terms relevant to development of the Property. The Amended and Restated Redevelopment Agreement will become effective upon its execution following approval by the City Council. Its terms will govern the period prior to the Effective Date of the Lease as well as the rights and responsibilities of the parties for other portions of the Property throughout the term of the RDA.
Lease Terms:	<p>The DIA on behalf of the City will enter into a Lease of the Project on the Museum Parcel with the Developer.</p> <p>The term of the Lease shall consist of a Construction Term not to exceed Three (3) years commencing on the Effective Date of the Lease (pre-conditions to the effective date of the Lease and commencement of the Construction Term include Completion of Construction Drawings, approval thereof by the DIA, Public Works and Parks, and issuance of Permits necessary to commence construction, and the Lease shall commence upon actual Commencement of Construction) and said Construction Term ending upon Substantial Completion of the Project. Upon Substantial Completion of the Project, the Occupancy Term of Forty (40) years shall commence, which lease will provide one (1) ten-year renewal option provided the Developer remains in compliance with the Redevelopment Agreement and Lease, including the use and maintenance obligations therein. At any time prior to the expiration of the Occupancy Term, whether or not extended by renewal, MOSH may seek an extension of the term, subject to review and approval by the City Council.</p> <p>Annual ground lease rent shall be \$1.00/year.</p> <p>MOSH may obtain, at its expense, leasehold title insurance but the City shall have no obligation to warrant title or remove any title defects.</p> <p>[...]</p>

	<p>MOSH shall have no right to sell or grant naming rights to any portion of the Project visible from public rights of way or pedestrian areas or from the Park Project without the express prior written approval of the City and no grant of naming rights visible from public rights of way or pedestrian areas or from the Park Project shall exceed the lesser of 20 years or the useful life of the improvements funded by the donation. Further, no grant of naming rights internal to the Project and not visible from public rights of way or pedestrian areas or from the Park Project shall exceed the useful life of the improvements funded by the donation or the term of the Lease, whichever is less.</p>
<p>Site Investigation:</p>	<p>The Due Diligence Period has expired.</p>
<p>Construction and Financing of Infrastructure:</p>	<p>[sections a-d remain unchanged]</p> <ul style="list-style-type: none"> e. During the Construction Term and prior to commencement of the Occupancy Term of the Lease, the City shall use reasonable efforts, subject to the extent budget and schedules allow, to construct the Riverwalk contiguous to the Property boundary as is currently permitted within the approved CIP Project Scope f. The Developer will not construct the Park Project, however to the extent budget and schedules allow, the City will use reasonable efforts to construct the Park Project and science themed activity node, or portions thereof to during the Construction Term and prior to commencement of the Occupancy Term of the Lease. g. Any excess funds in the approved CIP project upon completion of the approval of budgets for the foregoing items (a) through (g), shall be used to further extend the Riverwalk beyond and in the vicinity of the Property as is currently permitted within the approved CIP Project Scope.
<p>Fundraising Condition:</p>	<p>MOSH is responsible for securing funds (private donations, grants, etc. other than City contributions) for the construction of the museum facility and associated improvements on the Museum Parcel totaling at a minimum \$40,000,000, with a total projected capital investment of \$85,000,000. MOSH anticipates the principal sources for such funds to be twofold: (i) donations secured by pledge agreements with individuals, business entities, foundations, and the like; and (ii) a grant or grants from the State, Federal Government, or other grant organizations. To qualify as having been secured, a pledge must be binding, though it may be collected over a period of years. MOSH is not prohibited from procuring institutional financing for facility construction so long as neither the Museum Parcel, the Lease nor the museum facility and fixed improvements are pledged as security. Such financing may be secured by donation pledge agreements.</p>

	<p>The above required minimum fundraising threshold must be secured on or before June 30, 2024, and MOSH must satisfy the following intermediate milestones:</p> <p>MOSH shall document to the DIA in the form of actual donations, received and on deposit, binding grant award letters, evergreen letter(s) of credit and other legally binding financial commitments as approved by the CEO of the DIA (certified by an affidavit of the MOSH CPA), pursuant to the following performance schedule:</p> <p>(a) By February 29, 2024, MOSH shall document, pursuant to Section 1.1(b) of the Agreement, having secured funds of not less than \$30,000,000.</p> <p>(b) April 30, 2024, MOSH shall document, pursuant to Section 1.1(b) of the Agreement, having secured funds of not less than \$35,000,000 in total.</p> <p>(c) By June 30, 2024, MOSH shall document, pursuant to Section 1.1(b) of the Agreement, having secured funds of not less than \$40,000,000 in total.</p> <p>Failure to secure sufficient funding for the entire Project to allow MOSH to commence construction by December 21, 2025, and proceed without interruption to completion, subject to extensions as permitted in the RDA and by force majeure, will result in the termination of the RDA and MOSH will have no further rights to development of the Property.</p>
<p>Performance Schedule:</p>	<p>a. June 30, 2024- MOSH to have satisfied fundraising condition.</p> <p>b. June 30, 2024 – MOSH to have completed the bid process, including the award thereof, for the design of the Project in compliance with CCNA and other applicable state and local procurement laws and ordinances applicable to City-owned projects.</p> <p>c. June 30, 2024, MOSH to have commenced design of the Museum Project and the Project.</p> <p>d. October 31, 2024, MOSH to have completed the Schematic Design Phase and submitted plans to the City for approval.</p> <p>e. March 31, 2025, MOSH to have completed the Design Development Phase for the Project and Museum Project and submitted plans to the City for approval.</p> <p>f. September 30, 2025, MOSH to have completed 100% construction drawings, obtained City approval thereof, submitted applications for all necessary permits to commence construction and prepared construction bid documents.</p>

	<p>g. December 1, 2025, MOSH to have issued bid solicitation for construction for the Museum Project and the Project.</p> <p>h. Commencement of Construction or termination of RDA. Construction of the museum facility by MOSH must commence no later than December 21, 2025. The commencement of construction or installation of the infrastructure and site work performed by the City or its contractor shall not be deemed the commencement of construction of the museum facility.</p> <p>i. July 31, 2028 – Substantial Completion of construction of all improvements on the Property.</p> <p>j. The foregoing deadlines will be subject to extensions of up to a cumulative total of six (6) months granted by the DIA’s Executive Director and an additional up to six (6) months by the DIA Board without additional City approval upon reasonable cause shown by MOSH, and by force majeure. An extension of the Commencement Date shall also apply to the date of Substantial Completion, so that a single extension provided will apply to both simultaneously. All other extensions shall apply only to the performance milestone extended.</p> <p>k. The development of the Property and construction of the museum building will not be phased; however, this provision does not preclude future finishing out of the interior of buildings and other improvements after Substantial Completion. Any future exterior work in the Museum Parcel will be subject to DDRB review. exhibits interior to the building.</p> <p>l. Following entry into the Redevelopment Agreement MOSH will provide to the City, project updates every six months.</p>
<p>Cost Disbursement Agreement and Park Design Schedule</p>	<p>The Design of the park was bid and awarded consistent with CCNA and work on the design has begun. However, in the RDA, the timing of the completion of design was established to coincide with the timing of design of the Project and facilitate coordination of the two projects. Since the Performance schedule for the design of the Project is being substantially changed by this modification, the Performance Schedule for the Park design and Cost Disbursement agreement will be modified to provide for completion of various stages at or near the same dates as established herein for the Project, to allow better coordination of the designs of the projects.</p>

TAB VI.

RESOLUTION 2024-02-02 RIVERFRONT PLAZA RESTAURANT

RESOLUTION 2024-02-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE DEVELOPMENT OF A STANDALONE RESTAURANT ON THE HOGAN STREET RIVERFRONT DEVELOPMENT PARCEL ADJACENT TO RIVERFRONT PLAZA; AUTHORIZING THE DESIGN OF SUCH A RESTAURANT IN ACCORDANCE WITH CERTAIN DESIGN CRITERIA CONTAINED IN EXHIBIT 1; SPECIFYING THE OPERATIONS DIRECTION AND DAY PARTS ENVISIONED FOR THE RESTAURANT AS OUTLINED IN EXHIBIT 2; 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 Combined Northbank CRA, for which a BID Plan, inclusive of a Community Redevelopment Plan, was adopted by Ordinance 2014-560-E as updated by Ordinance 2022-372-E; and

WHEREAS, the City owns 3 parcels totaling approximately 8 acres of upland riverfront property, bound by Hogan Street, Independent Drive, the Main Street Bridge, and the Saint Johns River comprising of Duval County Tax Parcel Numbers 074445 0700, 074457 110, and 074464 0030, hereto referred to as the “Property”; and

WHEREAS, Pursuant to an approved CIP project that expressly contemplates the existence of two development parcels on the Property (“Development Parcels”) and a Design Competition to locate and determine the appropriate size and placement of the Development Parcels as well as the park design concept, Perkins and Will was selected as the park designer and has completed 100% design of the park that surrounds the two Development Parcels; and

WHEREAS, Phase 1 of the Riverfront Plaza park is now under construction and slated for completion in late 2025; and

WHEREAS, the Development Parcels are in CRA inventory for disposition or development; and

WHEREAS, the Development Parcel located closest to the Riverfront and Hogan Street has been envisioned to be a standalone restaurant, herein referred to as the “Restaurant Pad”: and

WHEREAS, pursuant to previous Board discussion it was determined that it would be in the best interest of the CRA to own and control design and operation of any facility located on the Restaurant Pad to ensure its quality and compatibility with the surrounding park rather than to issue an RFP for sale or ground lease of the Restaurant Pad; and

WHEREAS, at the direction of the Board, DIA procured the services of a professional market study and hospitality consultant to advise on the feasibility, timing, and type of restaurant that should be considered for the site; and

WHEREAS, the DIA has issued an RFP for Architectural Services to select an architect team to design a potential restaurant on the Restaurant Pad as well as other potential locations; and

WHEREAS, based on the extensive public input that went into the design competition process and public’s desire for food and beverage establishments on the riverfront, the recommendations of

Streetsense and the timing of Phase 1 park construction, DIA staff recommends that the Board proceed with design and development of a standalone restaurant on the Restaurant Pad; and

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

Redevelopment Goal 3: Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown; and

Redevelopment Goal 4: Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks, and attractions; and

Redevelopment Goal 5: Improve the safety, accessibility and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors; and

Redevelopment Goal 7: Capitalize on the aesthetic beauty of the St. John’s River, value its health and respect its natural force, and maximize interactive and recreational opportunities for residents and visitors to create waterfront experiences unique to Downtown Jacksonville,

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 approves the development of a standalone restaurant on the Restaurant Pad (Hogan Street riverfront Development Parcel) adjacent to Riverfront Plaza.

Section 3. The DIA authorizes the design of such a restaurant in accordance with certain Design Criteria contained in Exhibit 1;

Section 4. The DIA approves the Operations Direction attached hereto as Exhibit 2.

Section 5. 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 6. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

James P Citrano, Esq., Chair

_____ Date

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

Exhibit 1 to Resolution

2024-02-02 Design Criteria

1. Restaurant building limited to no more than one story in height, but may have an open air rooftop
2. Approx 5000 sq ft Conditioned space (no more than 6000)
3. Interior to include, at a minimum:
 - Kitchen
 - BOH space
 - Bar
 - Dining room
4. Approx 2500 sq ft of outdoor seating (2000 minimum)
 - Minimum 1000 square feet of covered patio seating
 - Uncovered outdoor seating
5. Building Design must complement the architecture of the Park, Park amenities and other Park structures.
6. Building design represents the look and feel of the Perkins & Will concept design.
 - Annular not angular
7. Design represents and incorporates aspects from Streetsense evaluation –
 - Open and light
 - Liberal use of windows to provide transparency.
 - An emphasis on spaciousness and natural light
 - Unobstructed views to the water
 - Flexible and variety in seating areas
 - Consider a private room if space permits.
8. Design must adhere to City of Jacksonville Resiliency standards including a minimum first floor elevation of 9 feet; elevation of all critical infrastructure above floor level to minimize flooding impacts.
9. Building to be located as close to Hogan Street side of parcel as practical in order to preserve views of the river from Laura Street entry.
10. Some outdoor seating should face flex lawn as well as riverfront outdoor seating.
11. Use of Green roof and shade trees in outdoor seating areas encouraged.
12. _____
13. _____

Exhibit 2 to Resolution 2024-02-02

Operations Direction

The restaurant at Riverfront Plaza should establish itself as an accessible culinary haven, providing a diverse selection of high-quality offerings, whether for a quick coffee or breakfast, a leisurely lunch, or a casual dinner. With service from breakfast to dinner, a diverse array of seating options, and a bright and airy interior, this restaurant will appeal to all users and become a frequent stop for many who expect a quality local offering and familiar service.

- On-Trend Operator
- Strong Branding and Identity
- Memorable Customer Service

Intended Customer Base

- Multi-Generational Appeal
- Downtown workforce
- Neighbors
- Event attendees and Corporate Travelers
- Regional Residents
- Visitors

Meal Periods

- Open morning to night
- Seven days a week
- Dependably open

Type of food

- Regional/American, Seafood, Southern.
- Avoid anything flavor or culturally specific i.e. Sushi, Brazilian Steakhouse, BBQ, Vegetarian, etc.

Family friendly

- Must offer a kid's menu

Price Point

- Approachable/affordable

Service Style

- May offer counter service for breakfast.
- Must offer full table service for lunch and dinner.
- Could also offer counter service at lunch and dinner

SUPPLEMENTAL INFORMATION

RESOLUTION 2024-02-02 RIVERFRONT PLAZA RESTAURANT STAFF REPORT

Riverfront Plaza Food & Beverage Options

DIA Staff Report

February 15, 2024

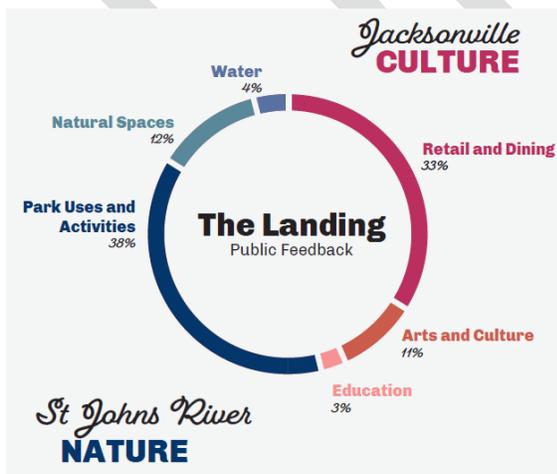
Parcel Background – The Riverfront Plaza site is the former home of the Jacksonville Landing, a festival marketplace completed in 1987 with retail shopping, an 18-vendor food court and multiple full-service restaurants, including L & N Seafood Grill, Hooters, Cuco’s Restaurant and Harry’s seafood market which later became Harry’s Seafood Bar and Grill. It was razed in 2019.

Prior to the demolition, concept plans for the site were presented by a Private Developer in 2014 followed by a DIA sponsored Public Meeting and subsequent study conducted by Urban Design Associates in 2015. After the demolition, additional concept plans were proposed by a private developer while the DIA engaged CBRE for a massing and concept study in 2020 followed by an eventual design competition initiated by the RFP issued in January 2021. See Exhibit A.

This RFP resulted in three finalists selected from over a dozen responses. Eventually, Perkins & Will’s design was selected and they were hired to complete design the park space and designate where the two development pads would be, as outlined in the CIP Project Scope.

Additionally, in 2021 the Jessie Ball duPont Fund convened a group of experts to explore what it will take to create a vibrant, active downtown riverfront for the benefit of all of Jacksonville’s residents and visitors. The project included extensive community conversations, stakeholder workshops, and public presentations.

The duPont consultation teams and finalists for the Riverfront Plaza Design Competition all did extensive public outreach yielded the following results –



duPont Study – the top three responses by over 3100 surveyed to the question “What do you dream of doing on the riverfront with family and friends were” – 1) Restaurants, 2) Picnic, and 3) Eating.

Perkins & Will – three of seven highlighted quotes involved “restaurants”, “food and drink”, and “drinks, ice cream, coffee, snacks” including “A park with restaurants and retail would be a destination for everyone across our great city.”

Agency – “A place for many new memories and lots of FOOD.” (survey left)

Olin – “Food and Beverage” was the distant leader in desires for the park followed by native plantings, shade, playgrounds and performance space.

Existing Parcel Conditions: The design of the park is 100% complete not including the two development pads, in the Northeast and Southwest quadrants. The pad in the Northeast quadrant of the parcel is planned for a privately developed mid or high rise that will include multifamily and/or a hotel use with retail and food and beverage, open to the public. The development pad on the Southwest portion of the parcel, a CRA project separate from the current CIP construction, is the focus of this report.

The parcel is contiguous to Phase 1 of park construction that will encompass the Western half of the site. Phase 1, which also includes the entire bulkhead and Riverwalk, is expected to be completed in 2025. Phase 2 is not totally funded but is anticipated to start in early 2025 with an anticipated completion time of early to mid-2027.



The approximately 8-acre master parcel has the following elements, most of which are 100% designed (does not include most interior build outs; *elements not designed are in italics*):

Northwest – an elevated, enclosed playground on top of a conditioned building that has:

- 527 sq ft of office for the park
- 1900 sq ft of Café space, no hood or grease trap
- Bathrooms for the Café, 2 fixtures each
- Bathrooms for the Park and Playground, 3 fixtures each
- Mech/Pump Room
- Storage, Electric and Communications Rooms

Northeast – made up primarily of the private development pad which may or may not consist of:

- *Multi family, Hotel, or combination*
- *Retail with Food & Beverage*

Southeast – designed to integrate into the Northeast development pad, the SE quad has several public amenities as well as mechanical and park related infrastructure:

- Riverside Fountain
- Civic Stairs
- Beer Garden w/ 4600 indoor sq ft for kitchen, bathrooms (2 fixtures each) and bar/seating; designed for a hood and grease trap
- Beer Garden outdoor space
- Park restrooms (5 fixtures each)
- Large Mech/Pump room
- Storage, Electric and Communications Rooms

Southwest – most of the Great Lawn is in this quadrant; also includes:

- Hogan Street Promenade

- Location for projection and speaker CRA project that was an addition beyond the CIP scope.
- *Proposed Restaurant Parcel – approx. 5000 sq ft indoor with ample outdoor seating*
 - *Not designed but design and construction will be funded through CRA.*

Timing:

The DIA remains responsible for both Development Pads. The mid to high rise, private development pad is in negotiations at this time and is expected to commence construction in 2025 along with the Phase 2, or eastern side construction of the park.

The Board discussion regarding the development of a restaurant on the Hogan Street Parcel began in Summer of 2023. The staff was directed to engage an expert to conduct a market study to determine the demand and viability of a restaurant in this location, both currently and after all park amenities were complete.

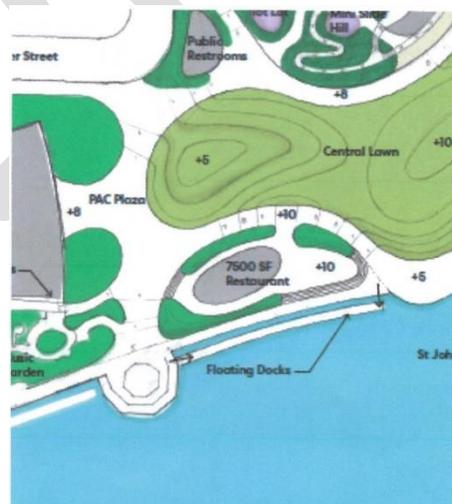
In August 2023, DIA engaged Streetsense, a global creative collective that specializes in hospitality consulting. They were tasked with analyzing and performing market due diligence, including development of a Broker Opinion of Value as to highest and best F&B use for assigned properties located within the CRA under DIA's jurisdiction. The locations either analyzed or under current analysis are:

- Riverfront Plaza
- Shipyards West Creekside
- Shipyards West Bay Street Parcel
- St. Johns River Park

In analyzing Riverfront Plaza, they concluded:

The Riverfront Plaza restaurant should be a casual, approachable space that is open from breakfast through dinner. Its design should allow for multiple functions to maximize user base, including a walk-up lunchtime cafe with quick-serve offerings, and a sit-down restaurant. Guests should just as easily be able to grab a coffee and sandwich as they could sit down and order a seasonal special for dinner. The restaurant should leverage the favorable local climate, waterfront adjacency, and thoughtful design to utilize outdoor space and maximize the restaurant's relationship and integration with the park's other components.

Further, prioritizing the construction of the Riverfront Restaurant will minimize the disruption to the park and its visitors after completion. Additionally, the loss of truly “step on the Riverwalk from your dining table” restaurants in Downtown has caused a void that needs to be filled. One experienced, local broker termed this opportunity “a slam dunk” to lease.



Perkins & Will conceptual

DESIGN ANALYSIS – RIVERFRONT PLAZA RESTAURANT

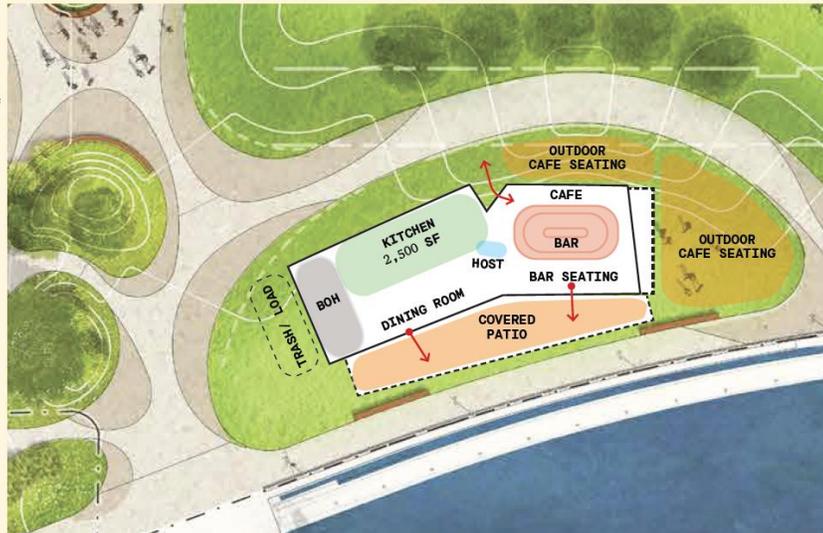
Given that Riverfront Plaza is already under construction, the opening of the restaurant use will occur sometime after, however, its tenanting, construction, and opening should be prioritized to occur as soon after park opening as possible. Doing so will ensure the most positive and memorable of impressions the park has on the Jacksonville region.

SITE CONSIDERATIONS

- Loading/Receiving
- Refrigerated trash room
- Covered/enclosed trash or dumpster for loading

SQUARE FOOTAGES

KITCHEN	2,500 sf
BOH	500 sf
CAFE	1,000 sf
BAR	1,000 sf 70 seats
DINING	1,000 sf 65 seats
TOTAL	6,000 sf 135 seats
PATIO	2,000 sf 135 seats



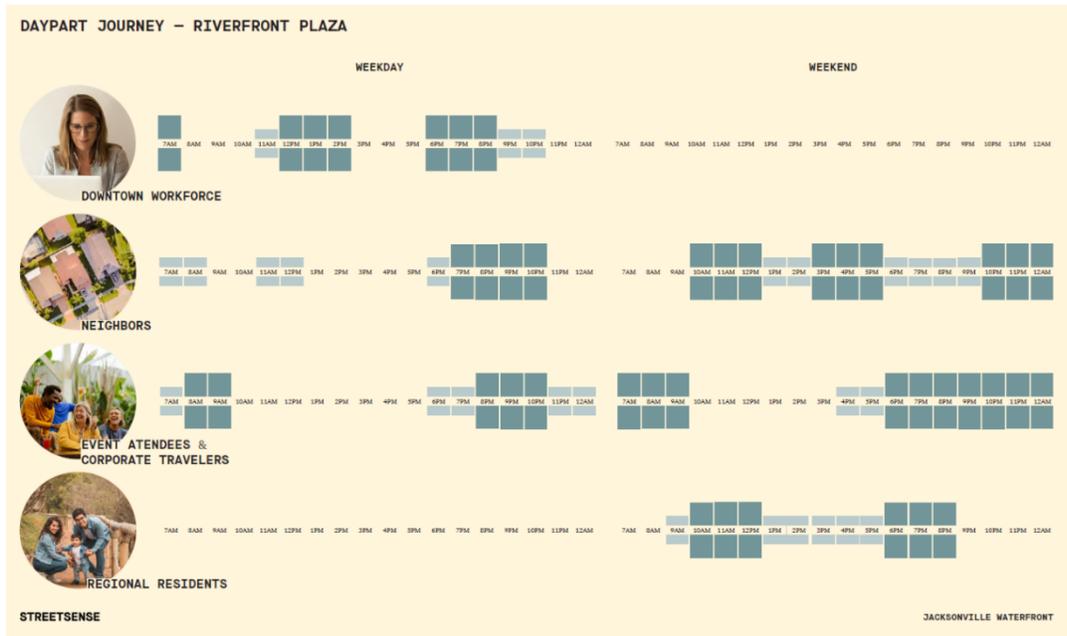
Streetsense Conceptual

Planned and Potential F&B Locations at Riverfront Plaza and User Assessment

1. Café
 - a. Small – 1900 sq ft with some outdoor
 - b. Comfortable and leisurely, counter service or grab and go, light fare with maybe beer and wine
 - c. Likely an early coffee and light lunch location; may stay open until 7 or 8 pm
 - d. Comps - Brew, Starbucks, Foxtail
 - e. Anticipated opening – mid/late 2025
2. Proposed Riverfront Restaurant
 - a. Medium – 5000 sq ft with large outdoor
 - b. Contemporary casual, full service
 - c. Likely a later coffee/breakfast with full-service lunch and dinner
 - d. Comps - bb's, The Brick, Uptown Market
 - e. Anticipated opening – early/mid 2026
3. Beer Garden
 - a. Medium to Large – 4600 sq ft inside with a plaza outside
 - b. Casual, evenings and weekends, pub fare, counter or application service
 - c. Likely open afternoons and evenings during the week and lunch and dinner on weekends
 - d. Comps - Intuition, European Street, Hoptinger
 - e. Anticipated opening - mid 2027
4. Additional Facilities in Private Development Pad
 - a. Undetermined but may include a Rooftop
 - b. Likely upper scale
 - c. Possibly multiple venues
 - d. Comps - TBD
 - e. Anticipated opening 2027/28

User Assessment:

Most markets do not afford retail businesses the luxury of leaning solely on one user type for business. The most productive businesses understand the value in maximizing user type appeal, recognizing that each have their own

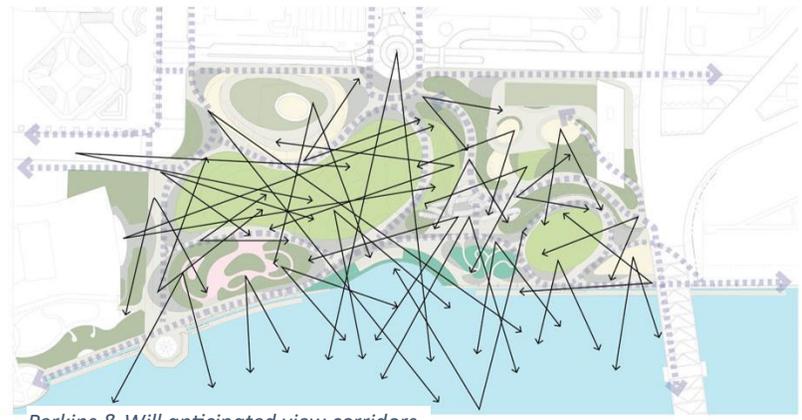


unique captive moments for retail patronage. A well-crafted retail strategy identifies the unique needs, wants, and availability of potential user types and develops a set of responsive experiences for each.

Identified concerns:

1) View Corridor

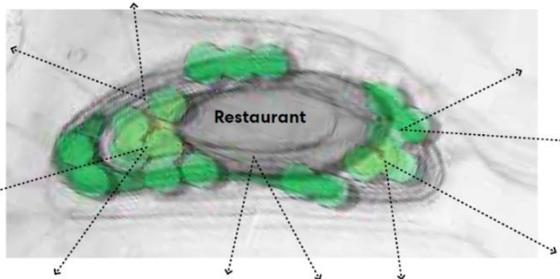
While the Riverfront Development pad was always intended to have a structure elevated use, originally two stories or 16 feet plus equipment, the views from other areas of the park are largely left intact and would be supported by an open and airy design as prescribed by Streetsense. Also see Exhibit B



Perkins & Will anticipated view corridors.

Choreographed Unfolding Views

The arrows indicate view corridors when Playground fill and equipment obstructed river view at corner of Hogan and the Riverwalk.



Perkins and Will illustration of views from Restaurant Pad; no adverse impact to overall site view corridors



Perkins & Will rendering that includes 2 story restaurant.

The restaurant parcel, depicted here with a two-story building is partially shaded by the planned tree line separating it from the Flex Lawn and the building placed closer to Hogan Street



OPEN AND LIGHT An emphasis on spaciousness and natural light should be promoted through the use of expansive windows, unobstructed views of the water, and an open kitchen, all complimented by memorable lighting. This will cultivate an inviting sense of openness and brightness that is unique to market.

2) Loading/trash - Streetsense:

- 1) Loading/Receiving - the closest ROW to the parcel is approximately 275 feet away.
 - Loading for catering or other off-site events can be accomplished with wheeled carts.
 - Receiving is part of the purchase. Multiple delivery drivers confirmed that 275 feet is not an arduous task. All use wheeled dollies.
- 2) Refrigerated Trash Room
 - Could be built within the restaurant structure to temporarily hold garbage.
- 3) Covered/enclosed trash or dumpster for loading.

- A small, 10'x15' enclosed and screened structure could house a grease receptacle and dumpster for the Westside of the park similar to Forsyth Park in Savannah and others.



Forsyth Park Savannah, GA



3) **Too many F&B locations in one area:**

This is a benefit! For the reasons the DIA created the Targeted Food and Beverage Retail Enhancement Areas, having many restaurants in one area is beneficial for several reasons:

- It creates a diverse culinary landscape.
- Offers workers, residents, and visitors a wide array of dining options.
- Caters to different tastes, dietary preferences, and budgets.
- Makes the area more attractive to food enthusiasts.

The overall benefits include culinary diversity, economic stimulation, culinary innovation, and the creation of vibrant food destinations. Thus, a concentration of diverse food and beverage offerings can create a thriving and dynamic dining scene.

By comparison, the two block Shoppes of Avondale, which is 7.75 acres, has 3380 residential addresses within a 25-minute walk while Riverfront Plaza, which is 8 acres including the development parcels, has 4346 residential addresses within a 25-minute walk. The Shoppes of Avondale has 13 sit down restaurants in addition to ice cream, chocolate, and macron shops. *Source USPS and DVI*

Additionally, many of the more popular East Coast urban parks have 4 or more food and beverage locations including Bryant Park, The Yards in DC, Lake Eola Park in Orlando and the St. Pete Pier.



JACKSONVILLE LANDING
CONCEPT PERSPECTIVE
8 · 18 · 14



Legend

- | | | |
|---|--|-----------------------------------|
| 1. Mixed-Use Development | 5. 2-Way Riverfront Road with One Side Parallel Parking | 9. Water Fountain / Focal Feature |
| 2. Amenities Deck with Pool | 6. Water Wall / Projection Screen for Movies and or Images / Artwork | 10. Spray Pad Plaza |
| 3. Hotel | 7. Open Lawn for Event Seating and Activities (Lawn Bowling, Frisbee and Picnicking) | 11. Shade Sails / Seating |
| 4. Paver Street to Match Independent Drive Roundabout | 8. Potential Green Infrastructure / Raingardens | |



JACKSONVILLE LANDING

SITE PLAN

8-18-14



JACKSONVILLE LANDING 2.0

CONCEPT PERSPECTIVE

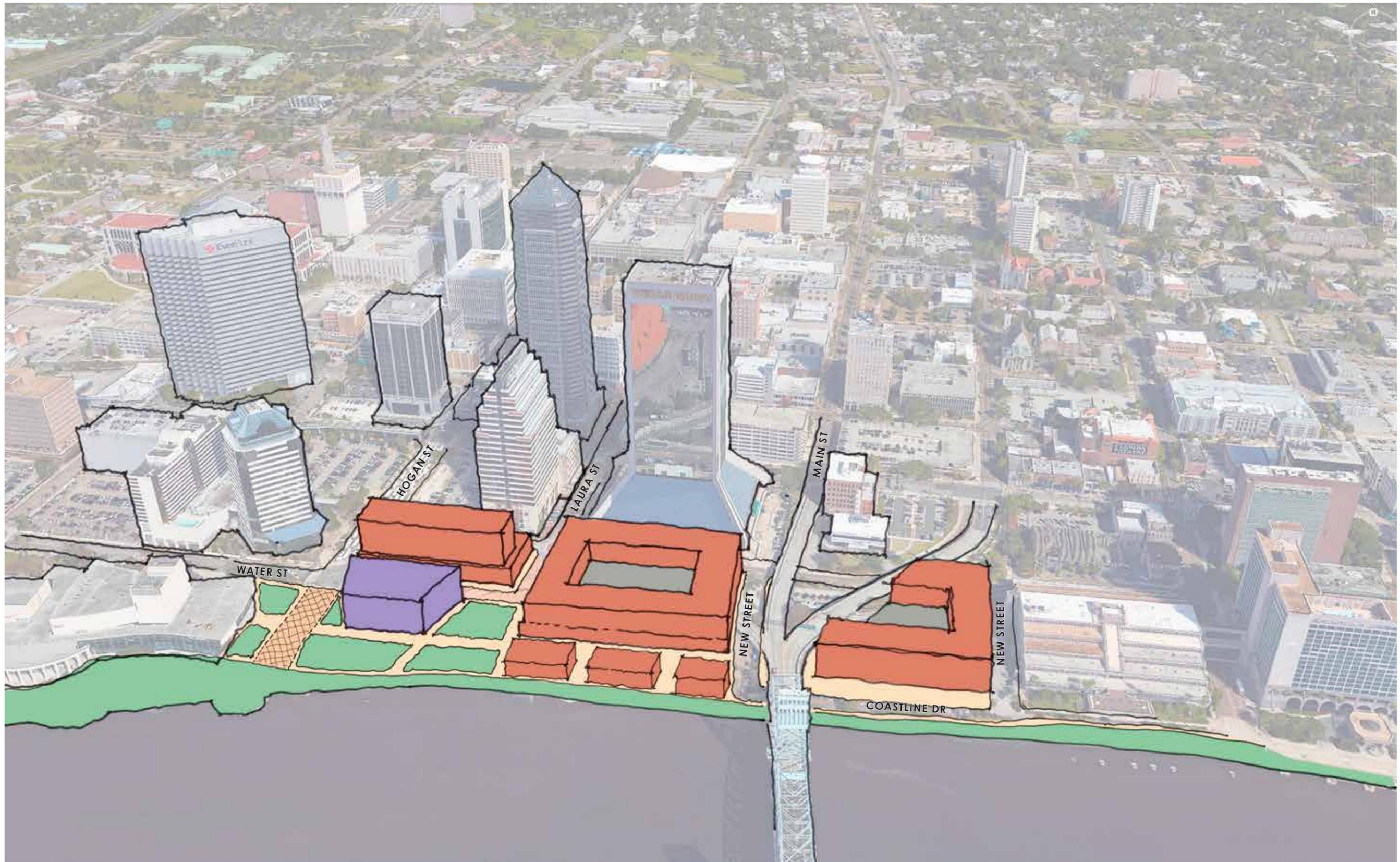
8 · 18 · 14



Proposed Blocks

JACKSONVILLE LANDING | JACKSONVILLE, FLORIDA

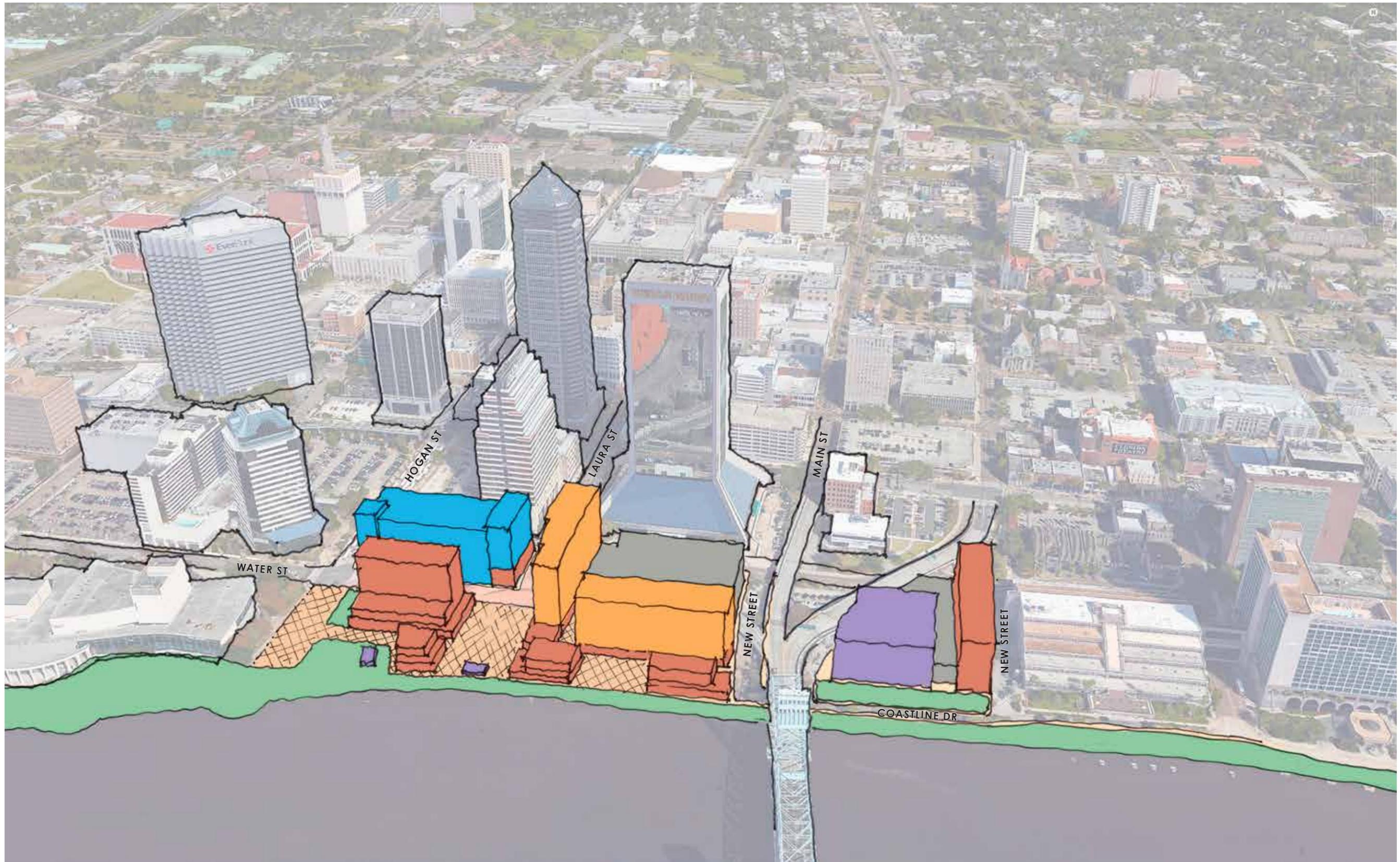
15 JULY 2015



Design Scheme 1

JACKSONVILLE LANDING | JACKSONVILLE, FLORIDA

15 JULY 2015



Design Scheme 2

JACKSONVILLE LANDING | JACKSONVILLE, FLORIDA

15 JULY 2015

Food and Beverage
two story retail space for restaurants and bars - grand stair feature connects second floor space with plaza level

Cultural
3 story cultural space for museum - this area developed in a later phase and in conjunction with road re-alignment

Arrival Plaza
remove existing street extension and create a drop off/arrival plaza that serves the Times-Union center, cultural use, office and meeting facility

Meeting Facility
Small meeting space on second level with lobby on arrival plaza

West Park
wider area of river front park allow for open green spaces that can double as entertainment lawn - shade canopy tying into arrival plaza

Loft Office
6 levels of loft office space above retail and meeting space with views to river - large signage opportunity

Residential
12 story tower with rooftop amenity space for views to river

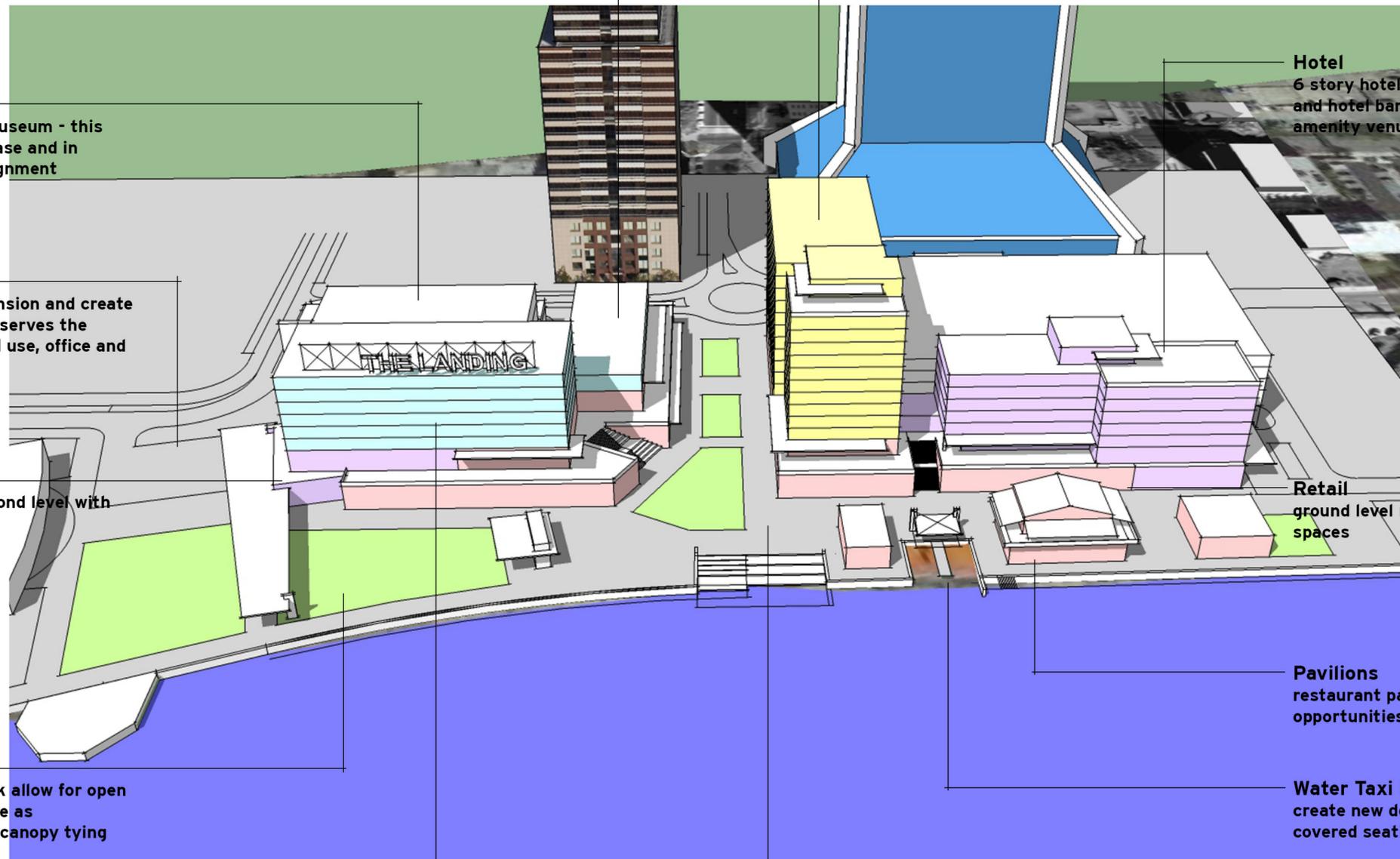
Hotel
6 story hotel over retail with meeting space and hotel bar on second level - rooftop amenity venue

Retail
ground level retail fronting park and plaza spaces

Pavilions
restaurant pavilions within park creating opportunities for river edge patios

Water Taxi Landing
create new docking area for water taxi with covered seating for waiting passengers

Central Plaza
pedestrian only space along the view corridor from laura street with open paving and potential water feature - plaza steps down to waters edge to allow for true connection to the water



Jacksonville Landing

Massing Concept B

Loft Office
6 levels of loft office space above retail and meeting space with views to river - large signage opportunity

Entertainment Lawn
stage facility and open lawn for outdoor concerts - stage oriented away from residential

Food and Beverage
2 story retail space for restaurants and bars - grand stair feature connects second floor space with plaza level

Central Plaza
plaza space with open paving and potential water feature - plaza steps down to waters edge

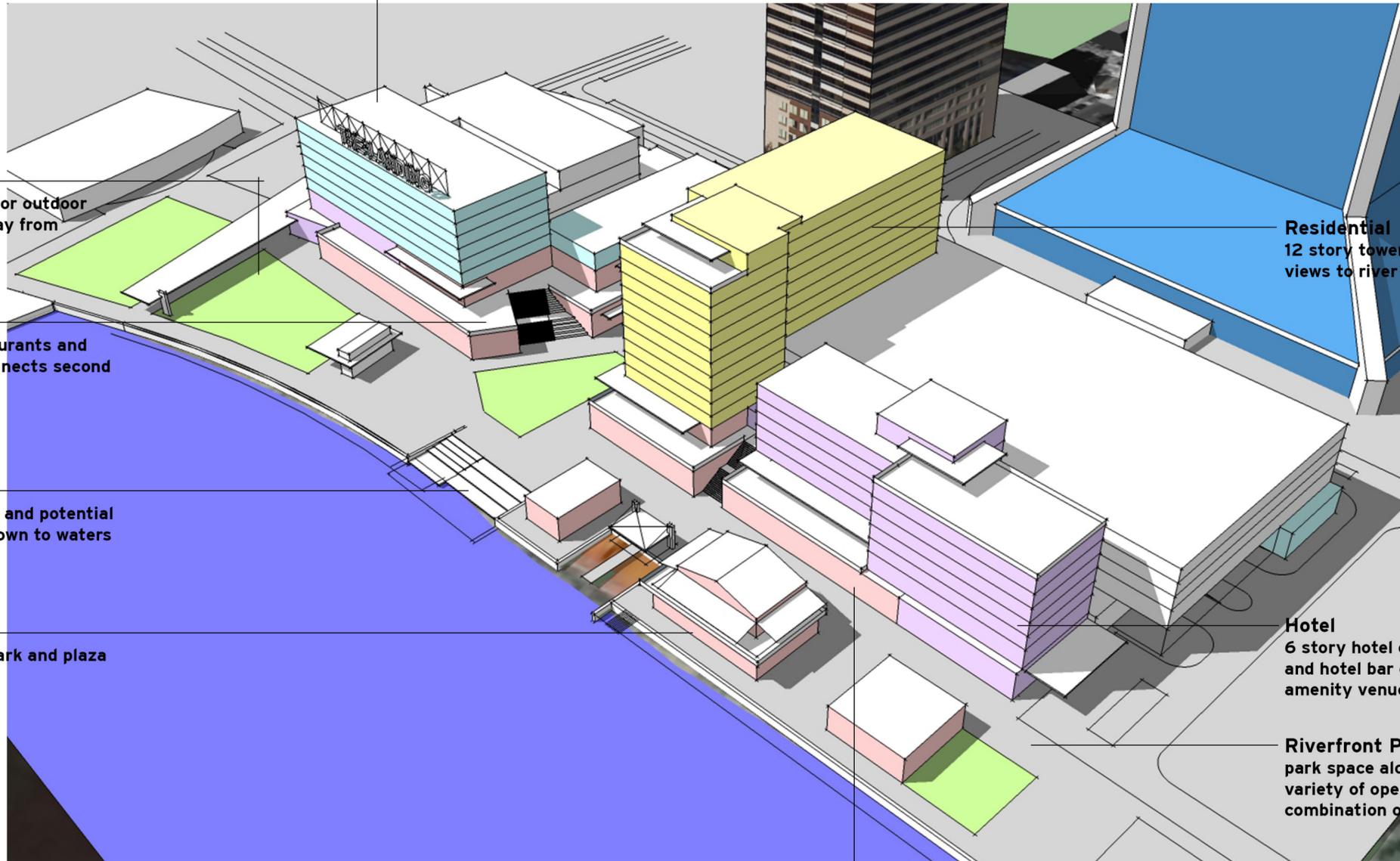
Pavilions
restaurant pavilions within park and plaza spaces

Residential
12 story tower oriented to provide maximum views to river - rooftop amenity space

Hotel
6 story hotel over retail with meeting space and hotel bar on second level - rooftop amenity venue

Riverfront Park
park space along river frontage can have a variety of open space areas and include a combination of soft and hardscape

Retail
ground level retail fronting park and plaza spaces



Jacksonville Landing

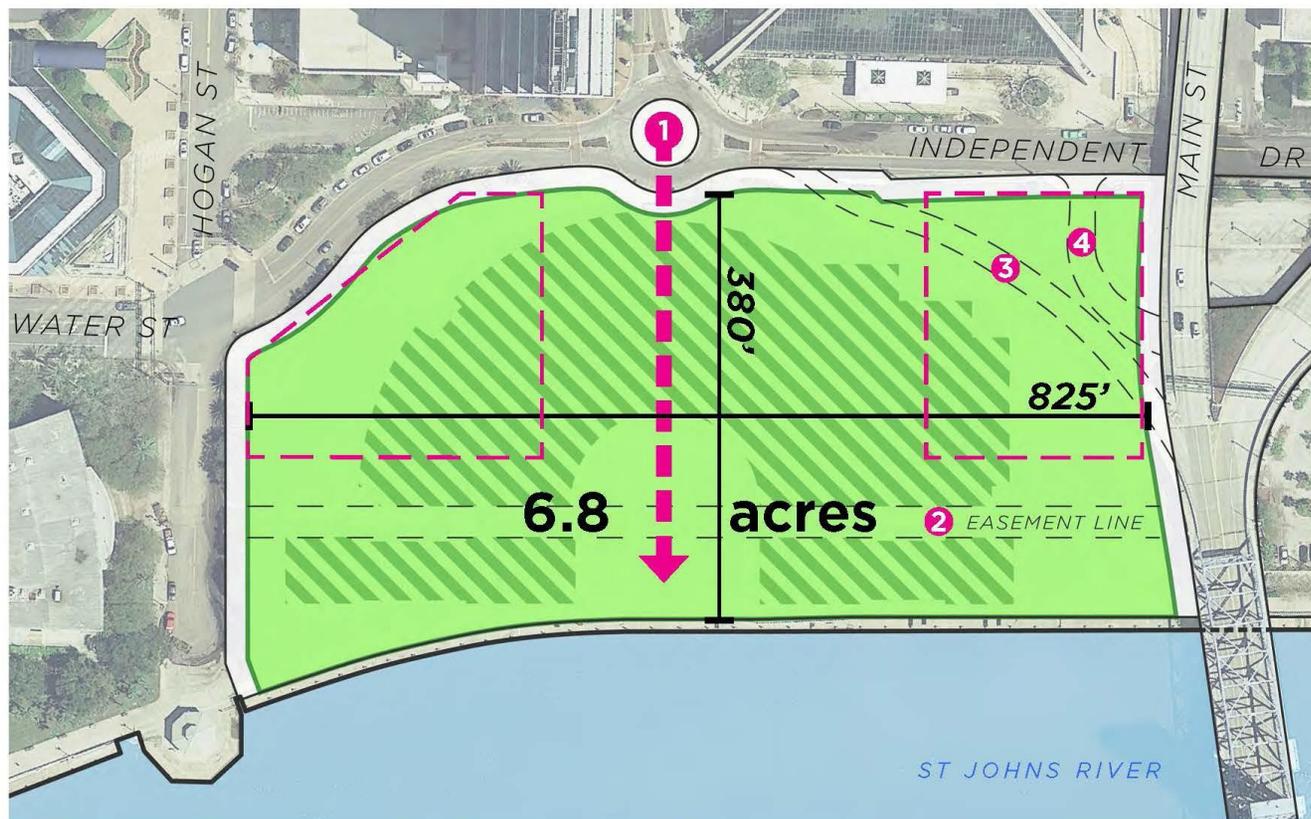
Massing Concept B



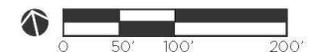
H. MINIMUM DEVELOPMENT PAD DIMENSIONS

The study below looks at various minimum development pad sizes for adjacent private development. It should be noted that street modification will facilitate potential reconfiguration of these pads but the analysis made clear that a minimum of 4.5 acres could be devoted to the public space while retaining development potential for two sites on the rear. The residential configuration shown is not favored due to its large footprint and the adjacent riverfront site on the opposite side of Main Street Bridge is better suited for that use.

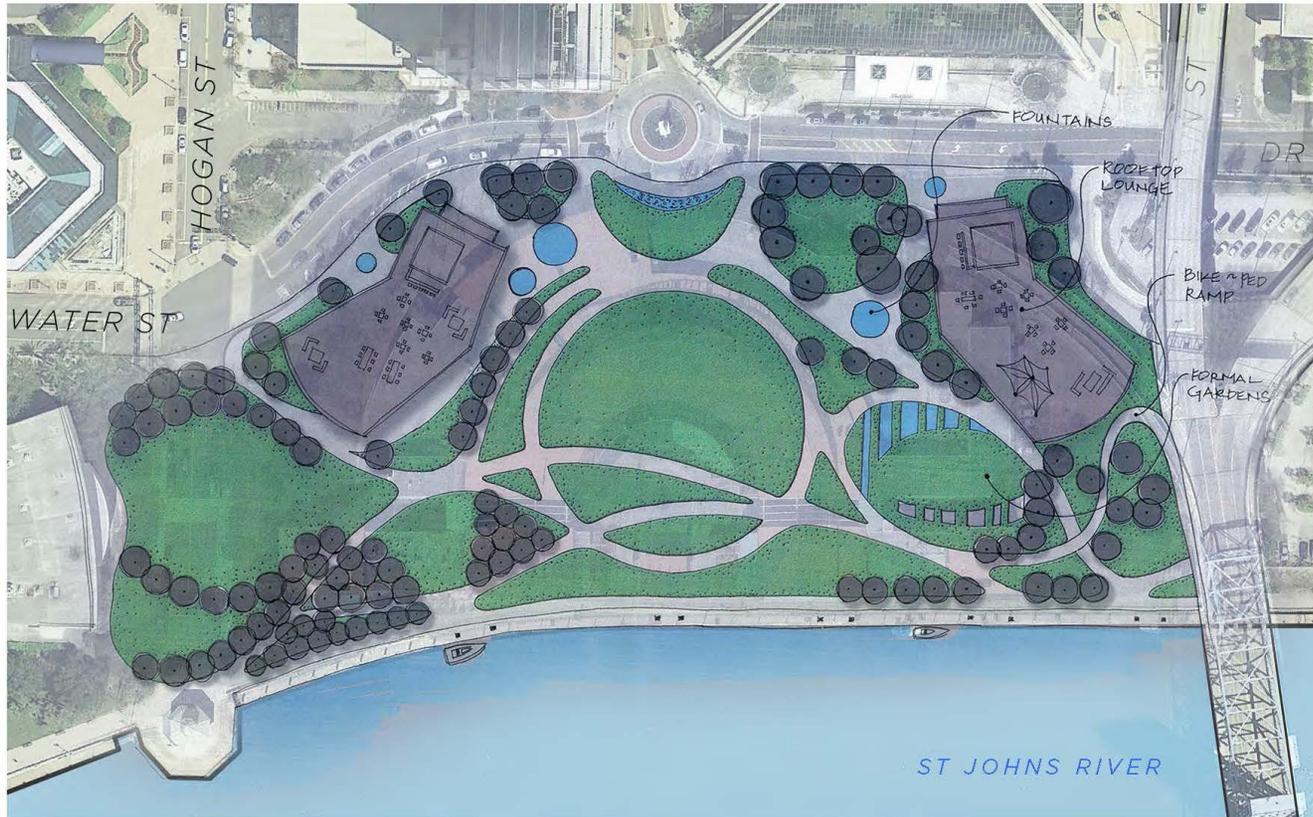
EXISTING CONDITION



- 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 OPEN SPACE CHARACTER



POTENTIAL CONFIGURATIONS



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



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

- Presented are several possible configurations for a development incorporating combinations of office, residential, hotel, and retail land uses that 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.
- Locating Residential on Block A in a 5+2 configuration results in an inefficient layout that does not yield an acceptable number of units.
- 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 (BLOCK A) + RESIDENTIAL (BLOCK B) =
3.6 ACRES OPEN SPACE



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

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

Riverfront Plaza Conceptual Plan Options

Perkins & Will 2022

Option A- Refined Competition



Option B-Hybrid



Option C- Flip



Option D- Connected Play



