



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

**Hybrid Virtual In-Person Meeting  
Wednesday, December 14<sup>th</sup>, 2022 at 2:30 p.m.**

## **RE&PD AGENDA**

Oliver Barakat, Chair  
Jim Citrano, Committee Member

Todd Froats, Committee Member  
Carol Worsham, Ex Officio

Committee Members Excused:

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. RESOLUTION 2022-12-01: AR POLAR DISPOSITION
- IV. RESOLUTION 2022-12-02: JONES BROS DISPOSITION
- V. RESOLUTION 2022-12-07: MOSH SITE PLAN
- VI. OTHER MATTERS TO BE ADDED AT THE DISCRETION OF THE CHAIR
- VII. ADJOURN

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### **MEETING LOCATION**

#### **Physical Location**

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

**PLEASE NOTE:** The multipurpose room will **not be accessible through the Main Street entrance**. The Main Street entrance will be closed. Please use the Laura Street entrance to enter the building.

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, December 14<sup>th</sup>, 2022 at 2:30 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**

**RESOLUTION 2022-12-01: AR POLAR DISPOSITION**

**RESOLUTION 2022-12-01**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) RECOMMENDING ACCEPTANCE OF THE OFFER OF AR POLAR (“DEVELOPER”) AS DESCRIBED IN THE TERM SHEET ATTACHED HERETO AS EXHIBIT ‘A’ FOLLOWING PUBLICATION OF A NOTICE OF DISPOSITION ON OCTOBER 27, 2022 FOR ALL OR A PORTION OF AN APPROXIMATELY 5.18 ACRE PARCEL AS DESCRIBED ON EXHIBIT B (THE “RETENTION POND PARCEL”) OF CITY-OWNED REAL PROPERTY LOCATED WITHIN THE BOUNDARY OF THE PARCEL IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE#130574-0150, (THE “PROPERTY”), AND RECEIPT OF NO OTHER OFFERS; FINDING THE DISPOSITION AND PROPERTY EXCHANGE DESCRIBED IN THE TERM SHEET TO BE IN FURTHERANCE OF THE NORTH BANK DOWNTOWN CRA PLAN AND IN THE PUBLIC INTEREST; AUTHORIZING THE CEO OF THE DIA TO NEGOTIATE A REDEVELOPMENT AGREEMENT, PURCHASE AND SALE AGREEMENT, AND OTHER ANCILLARY DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION INCLUDING THE FILING OF LEGISLATION; PROVIDING 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, as amended by 2022-372-E(“BID/CRA Plan”); and

**WHEREAS**, the City owns an approximately 14.38-acre parcel of real property which is identified by Duval County Tax Parcel Number RE# 130574-0150 (the “Property”); and

**WHEREAS**, Developer is the owner of the adjacent parcel identified by Duval County Tax Parcel Number RE# 130574-0000 consisting of approximately 20.37 upland acres (“Developer’s Parcel”); and

**WHEREAS**, Developer has approached the City and DIA regarding the acquisition of some or all of the Retention Pond Parcel in exchange for conveyance to the City of a portion of Developer’s Parcel to provide the City with a riverfront site and adjacent submerged lands to accommodate construction of a new marine fire station to serve Downtown; and

**WHEREAS**, in light of the redevelopment of Kids Kampus which has been approved by City Council and has closed, the existing marine fire station serving Downtown has been displaced and a new waterfront location must be secured; and

**WHEREAS**, the City-owned property originally contemplated for the fire station will require significant dredging to serve the needs of JFRD, at substantial expense to the City; and

**WHEREAS**, the Developer is unwilling to sell a riverfront parcel of their property to the City without securing a right to purchase a portion of the Retention Pond Parcel; and

**WHEREAS**, the City has determined that the Retention Pond Parcel could be made available for a more economically productive use without development of a replacement pond and that the loss of some or all of the associated stormwater credits will not impede development within Downtown due to other qualified improvements; and

**WHEREAS**, in order to determine fair value for the property pursuant to Florida Statutes Chapter 163.380(2), and as required by City of Jacksonville Code of Ordinances §122.432, the DIA has obtained appraisals of the various parcels involved in the disposition including the Retention Pond Parcel, the Fire Station Parcel, and the remainder of the Developer's Parcel; and

**WHEREAS**, cost estimates have been obtained by Public Works from Waitz and Moye regarding the cost to fill the Retention Pond Parcel, the cost to construct a new access road to the Fire Station Parcel and the remainder of the Developer's Parcel and the cost of associated improvements to the WJCT parking lot; and

**WHEREAS**, both the Retention Pond Parcel and the Developer's Parcel are located within the Combined Downtown Northbank Community Redevelopment Area ("Northbank CRA"); and

**WHEREAS**, DIA entered into negotiations with Developer regarding the terms of the disposition and redevelopment in accordance with DIA's approved negotiated disposition process and has continued such negotiation since the close of the prior disposition notice; and

**WHEREAS**, on October 20, 2022, the DIA Board adopted Resolution 2022-10-01, instructing its CEO to cause to be issued a Notice of Disposition for the Property, consistent with Florida Statutes Chapter 163.380(3)(a) City of Jacksonville Ordinance Code Chapter 122, Subpart C *Community Redevelopment Real Property Dispositions* and incorporating the terms of and scoring criteria for such disposition; and

**WHEREAS**, a new 30-day notice for the solicitation of proposals pursuant to Section 163.380(3)(a), Florida Statutes, and Sections 122.434(a) and (b), Jacksonville Ordinance Code, was published for the Retention Pond Parcel on October 27, 2022, with a Proposal Due Date of November 28, 2022; and

**WHEREAS**, the DIA received no other proposals in response to the Notice of Disposition; and

**WHEREAS**, in accordance with the direction provided in Resolution 2022-10-01, since no alternate proposals were received, DIA staff has finalized negotiation of a term sheet with Developer and is presenting it to the Board for final approval at the next regularly scheduled meeting following closure of the required notice period; and

**WHEREAS**, the DIA finds that the proposed disposition and property acquisition proposal further the following Redevelopment Goal and Strategic Objectives currently found in

the BID/CRA Plan and those proposed by the DIA Board for adoption by City Council within the BID/CRA Plan Update:

**Redevelopment Goal No. 5 | Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.**

**Strategic Objectives:**

- Support a clean and safe Downtown 24-7, including the work of Downtown Vision Inc
- Promote safe and equitable access to all Downtown facilities by improving access to buildings and other properties, amenities, transit, events, and attractions; by eliminating obstacles; and by designing for all ages and abilities beyond code requirements
- Expand the installation of public infrastructure that enhances safety such as countdown timer pedestrian signals, enhanced lighting, security cameras, etc.

**Redevelopment Goal 8 | Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.**

**Strategic Objective:**

- Streamline and improve the transparency of the disposition process for publicly owned land and building space.
- Initiate public/private partnerships where private participation can accelerate achievement of Years Table projects or provide more efficient or cost-effective project management.
- Identify motivated and cooperative property owners/developers and develop key pilot initiatives.
- Promote clean-up and redevelopment of brownfields through coordination with the state and the Department of Public Works.

**WHEREAS**, the Retail Enhancement and Property Disposition committee of the DIA has considered the term sheet attached hereto as Exhibit A and has recommended that the DIA Board approve this Resolution 2022-12-01.

**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 DIA finds the Developer’s proposal as reflected in the Term Sheet attached as Exhibit A is in the public interest, furthers the North Bank Community Redevelopment Area Plan and furthers Sec. 163.380 Florida Statutes.

**Section 3.** The DIA hereby authorizes the CEO of the DIA to negotiate the Redevelopment Agreement, Purchase and Sale Agreement, and other associated agreements and to take all other appropriate action to file legislation and seek City Council approval of the disposition and Project.

**Section 4.** The DIA hereby authorizes the CEO of the Downtown Investment Authority to take all action necessary to effectuate the purposes of this Resolution, including the execution of contracts, agreements, and other documents as may be necessary to effectuate the purposes of this Resolution 2022-12-01.

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

WITNESS:

**DOWNTOWN INVESTMENT AUTHORITY**

\_\_\_\_\_  
Carol Worsham, Vice Chair

\_\_\_\_\_  
Date

VOTE: In Favor: \_\_\_\_\_ Opposed: \_\_\_\_\_ Abstained: \_\_\_\_\_

**Term Sheet**  
**Ex A to Resolution 2022-12-01**

- Developer: AR Polar Jacksonville, LLC (“Developer”)
- The Property: A 14.38 plus or minus acre parcel of City-owned land identified by Duval County Tax Parcel Number RE# 130574-0150 (the “Property”) and depicted in the Exhibit 1 to this term sheet.
- Retention Pond Parcel: An approximately 5.183-acre portion of the Property located between Gator Bowl Boulevard and the St. Johns River, currently developed as a retention pond, and depicted in the sketch included in Exhibit B to Resolution 2022-12-01.
- Offer Parcel: An approximately 4.75-acre portion of the Retention Pond Parcel that excludes any portion located under the expressway ramps or subject to aerial easements as depicted in Exhibit 2 to this term sheet
- Developer’s Parcel: Developer is the owner of the adjacent parcel identified by Duval County Tax Parcel Number RE# 130574-0000 and consisting of approximately 20.37 upland acres (“Developer’s Parcel”)
- Fire Station Parcel: A 1.2-acre upland parcel appraised at \$75 per square foot (“psf”) and a .4 acre or 17,424 square feet of submerged land valued at \$2.43 psf the location and dimensions of which are depicted on Exhibit 3 to this term sheet and labeled as Fire Station Parcel, located in the southwest corner of Developer’s Parcel.
- Fire Station Plans: The preliminary plans for the location and design of the fire station and docks to be located on the Fire Station Parcel attached hereto as Exhibit 4 to this term sheet and which developer has approved as to location, and design. The final plans for the location and design of the fire station and docks to be located on the Fire Station Parcel shall be subject to Developer’s written approval, not to be unreasonably withheld.

Property interest swaps:

Developer will provide to the City/DIA the following at Closing:

- a. Fee simple title to the Fire Station Parcel valued at \$3,941,000 (the “Appraised Value”). to close as soon as possible following execution of the RDA The Fire Station Parcel would be conveyed subject to a reverter that it be developed as a fire station, which reverter will terminate upon construction of the fire station; provided, however, that there shall be an



ongoing restrictive covenant limiting the use of the Fire Station Parcel to a fire station. In the event that City/DIA desire to develop or allow for development of the Fire Station Parcel for a use other than a fire station after the initial development thereof as a fire station, Developer, or its successor, shall have the right to acquire the Fire Station Parcel at the appraised value as of such date.

- b. A temporary construction access easement over Developer's Parcel in the vicinity of the existing paved drive running from Adams Street to the Retention Pond Parcel as depicted on Exhibit 5 to this term sheet in order to access that portion of the current retention pond over which the roadway will be constructed and provide construction access for construction of the improvements depicted in the Fire Station Plans.

City/DIA will provide to Developer at closing the following:

- a. In consideration of the conveyance of the Fire Station Parcel, DIA/City will grant AR Polar an option to acquire fee title to up to 58,750 sq. ft [\$3,055,000 (\$3,941,000 less \$886,000)/\$52.00 psf value as filled] of the Offer Parcel (the "Initial Area"), filled and level graded.
  - a. AR Polar will be required to give a minimum 9-month prior notice to DIA of the portion of the Pond Parcel to which it desires to take title, or 6 months after expiration of the Offer Due Diligence Period whichever is less, such that the City can fill that portion of the Pond Parcel prior to conveyance,
  - b. The Parcel must be contiguous to three sides of the pond after construction of the new access roadway over the western edge of the pond. (i.e., it may not be an island in the pond or a strip across the middle of the pond)
  - c. AR Polar will be required to give such notice on or before 5 years after Closing.
- b. DIA/City will provide a 5-year option to purchase fee simple interest, at a price of \$52.00 per sq. ft. as filled or \$38.20 psf as not filled, the balance of the Offer Parcel (the "Option Area").
- c. On or before the date that is 5 years after Closing, AR Polar may elect to not take title to the Initial Area, in which event DIA/City shall pay AR Polar \$3,055,000.00 within 6 months of receiving such notice. If AR Polar elects not to take title to the Initial Area, the option on the Option Area shall terminate.
- d. Any property conveyed to AR Polar would contain a reverter requiring development consistent with the CRA plan (reverter to be reviewed by the DIA and AR Polar). Upon completion of initial vertical development on the applicable portion of the Offer Parcel, the reverter shall terminate.
- e. The City will design, permit (including FDOT permitting if required), and construct and dedicate as a public road the "Enhanced Roadway Access" to include a signalized intersection providing full access at Gator Bowl Boulevard as depicted in Exhibit 6 ( the "Festival Park Improvements"), at a

value of \$886,000 (representing half of the City's projected cost, City being responsible for total actual cost).

- f. Development within Developer's property shall have a right to signage on Bay St. East/Gator Bowl Boulevard, the cost of which shall be the responsibility of Developer. Such signage will be authorized by a City right of way permit, subject to review of its design and precise location, and located near the entrance of the Festival Park Improvements.
- g. City's obligation to design, permit and construct the Festival Park Improvements on or before June 30, 2025, together with dedication of such roadway as a public right of way that will provide access to Developer's Parcel.

Redevelopment  
Agreement:

The Redevelopment Agreement will establish the essential terms of the Property Swap, the rights, and obligations of the parties thereto, and other terms relevant to the Property and Developer's Parcel as well as the Festival Park Improvements. The RDA will become effective upon its execution following approval by City Council. Its terms will govern the period prior to closing on the property swap as well as other rights and responsibilities of the parties throughout the term of the RDA.

Environmental:

Each party is granting the other temporary site access to their respective parcels to commence immediate site investigation as of the adoption of this Resolution and prior to execution of the Redevelopment Agreement. Such temporary access agreements shall authorize the recipient to conduct such site and environmental investigations or testing it may elect to perform on the parcels to be received. Such agreements shall contain standard insurance, indemnity, and restoration provisions. Following closing, each party shall be responsible for any remediation required on the property acquired by such party.

Site Investigation:

Following the execution of the Redevelopment Agreement, each party will have a period of 30 calendar days ("Due Diligence Period") to inspect and perform additional tests on the respective properties they will acquire in the swap to determine their suitability for their intended use, and to investigate the quality and marketability of the title it will receive. Upon notice to the other party thereto, either Developer or the City/DIA may terminate the Redevelopment Agreement any time within the Due Diligence Period if the property it will receive is unsuitable for its intended use or title is unmarketable without incurring any obligations under the Redevelopment Agreement. Furthermore, upon exercising its option to acquire the Initial Area and/or Option Area, AR Polar will have a period of 90 calendar days (the "Offer Due Diligence Period") to inspect and perform tests on such applicable portion of the Offer Parcel to determine its suitability for the intended use, and to investigate the quality and marketability of the title it will receive. Upon notice to City/DIA, the AR Polar may terminate

the Redevelopment Agreement as to the Offer Parcel, only, any time within the Offer Due Diligence Period if the property it will receive is unsuitable for its intended use or title is unmarketable without incurring any further obligations under the Redevelopment Agreement.

**Entitlements:** No entitlements shall be assigned or provided to Developer as part of this agreement. Requests for new Stormwater credits, and Mobility Fee credits, for any development proposed on Developer's Parcel will be processed in accordance with the applicable Ordinance Code and BID plan requirements and criteria, including applicable fees.

**Design:**

a. Fire Station: The design and architecture of the marine fire station will be substantially as shown in the Fire Station Plans. The fire station will not exceed two stories in height. The dock and boathouse will be located as shown in the attached design. All landscape screening between the fire station and the remaining portion of Developer's Parcel shall be subject to review and approval of Developer, which shall not be unreasonably withheld, but is intended to provide an attractive buffer between the sites.

b. Developer's Parcel and Retention Pond Parcel: All development proposed on Developer's Parcel, or the Offer Parcel shall comply with the adopted BID and CRA Plan, the Downtown Zoning Overlay, applicable design standards and other City codes and shall obtain DDRB approval.

c. Any signage for Developer's property located on Bay Street East/Gator Bowl Boulevard, as described above, shall be subject to DDRB approval and compliance with applicable sign ordinances.

**Use of the Offer Parcel:** Any use consistent with the adopted BID and CRA Plan for Downtown. The property may remain as a retention pond or may be filled and redeveloped at the new owner's discretion, however the Retention Pond Parcel will be deed restricted to prevent use that would be exempt from payment of property taxes, except with respect to any publicly dedicated and accepted park or recreation areas.

**Festival Park Avenue:** The City will design, permit (including FDOT permitting if required), and construct and dedicate the Festival Park Improvements [at a value of \$886,000 (representing half of the City's projected cost, City being responsible for total actual cost)].

The City shall complete construction of Festival Park Improvements on or before June 30, 2025, together with dedication of such roadway as a public right of way that will provide access to Developer's Parcel.

City will be responsible for obtaining any stormwater credits required for the access road and related filling.

City will be the sole permitting agency for AR Polar's access points on the access road.

Utilities:

In its construction of utility infrastructure for the fire station, City will include at no cost to Developer an upgrade of conduits to a size identified by Developer as sufficient to serve future development within the Developer's Parcel. The City and Developer will coordinate regarding required utility infrastructure necessary for future development within the Developer's Parcel. This obligation is not intended to require the City to incur any costs for connection fees or reservation of service capacity for Developer's property including the Offer Parcel or to extend active service lines to Developer's Parcel but rather to simply include within the right of way line service lines/conduit sizes sufficient to accommodate said future development.

Permits:

Each party shall be responsible for all permits required for any work contemplated to be completed by such party by the Redevelopment Agreement.

Performance Schedule:

- a. The Redevelopment Agreement will be entered into by Developer and the City within 30 days following the effective date of the legislation authorizing the City's entry.
- b. Due Diligence Period: 30 days from execution of RDA, exclusive of Developer's Offer Due Diligence Period.
- c. Closing as to Fire Station Parcel: Within 30 days following the end of the Due Diligence Period but no later than March 31, 2023.
- d. Completion of Festival Park Improvements: June 30, 2025.
- e. Expiration of Option

The provisions of this Term Sheet are intended to guide the parties in negotiating the Redevelopment Agreement and any other documents that may be necessary to give effect to the manifest intent of the parties expressed herein

Exhibit 1 to Term Sheet

The Property

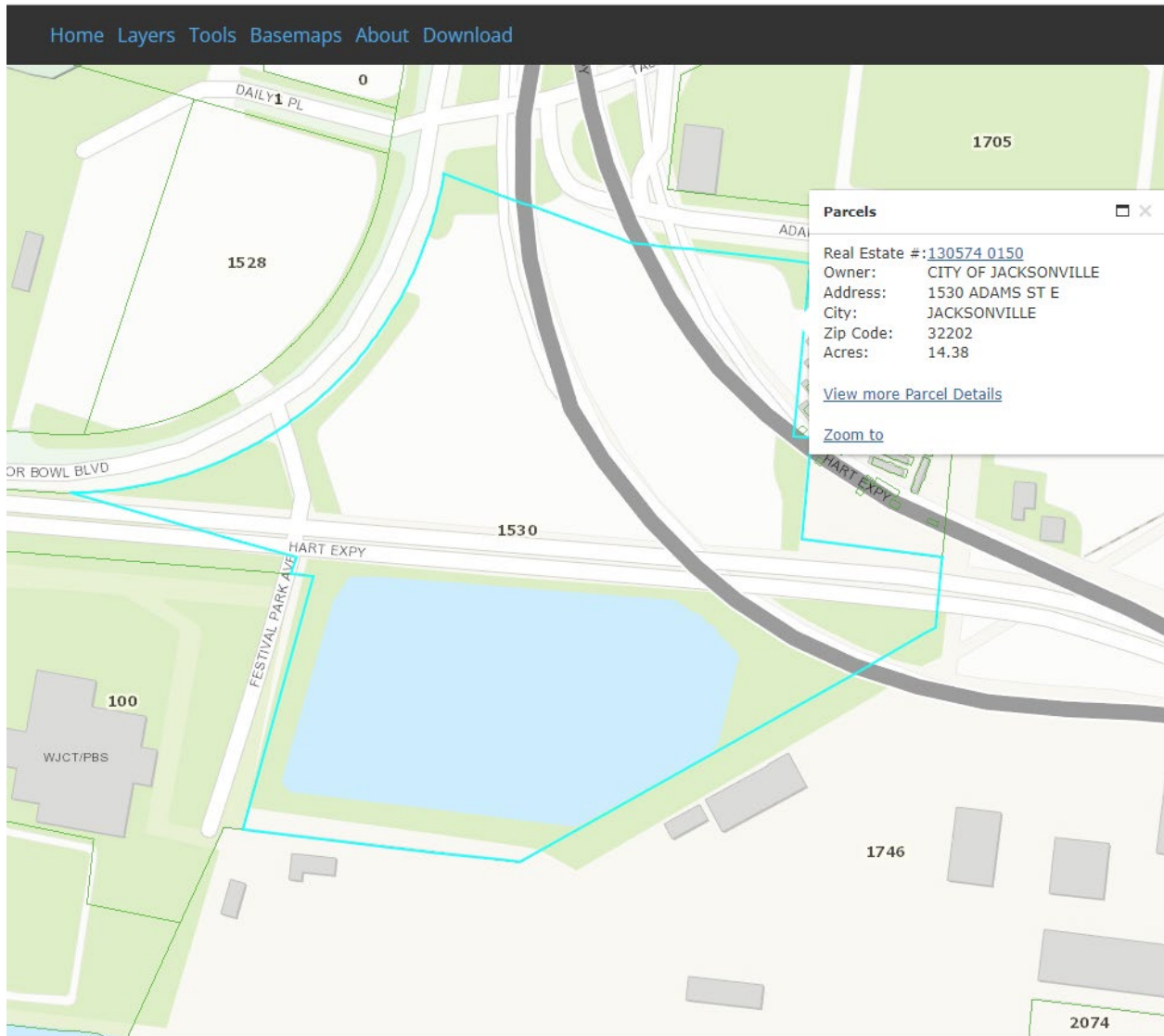


Exhibit 2 to Term Sheet

Offer Parcel

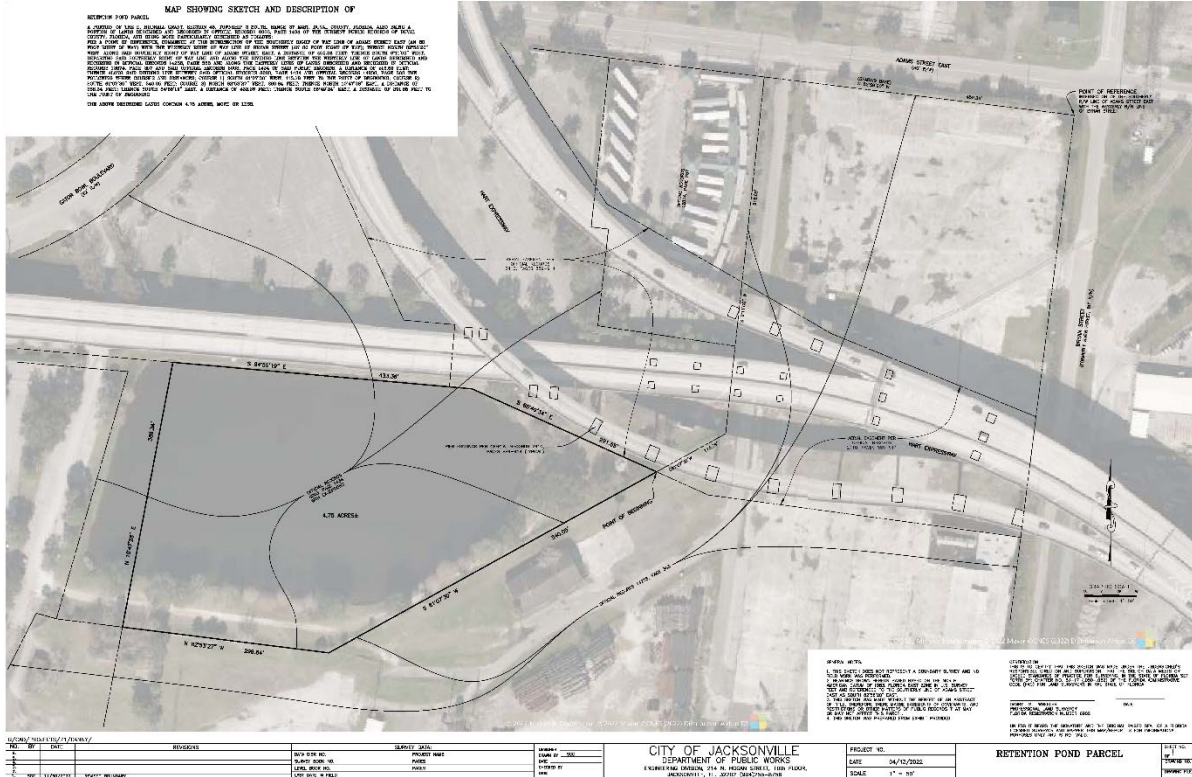


Exhibit 3 to Term Sheet

Fire Station Parcel

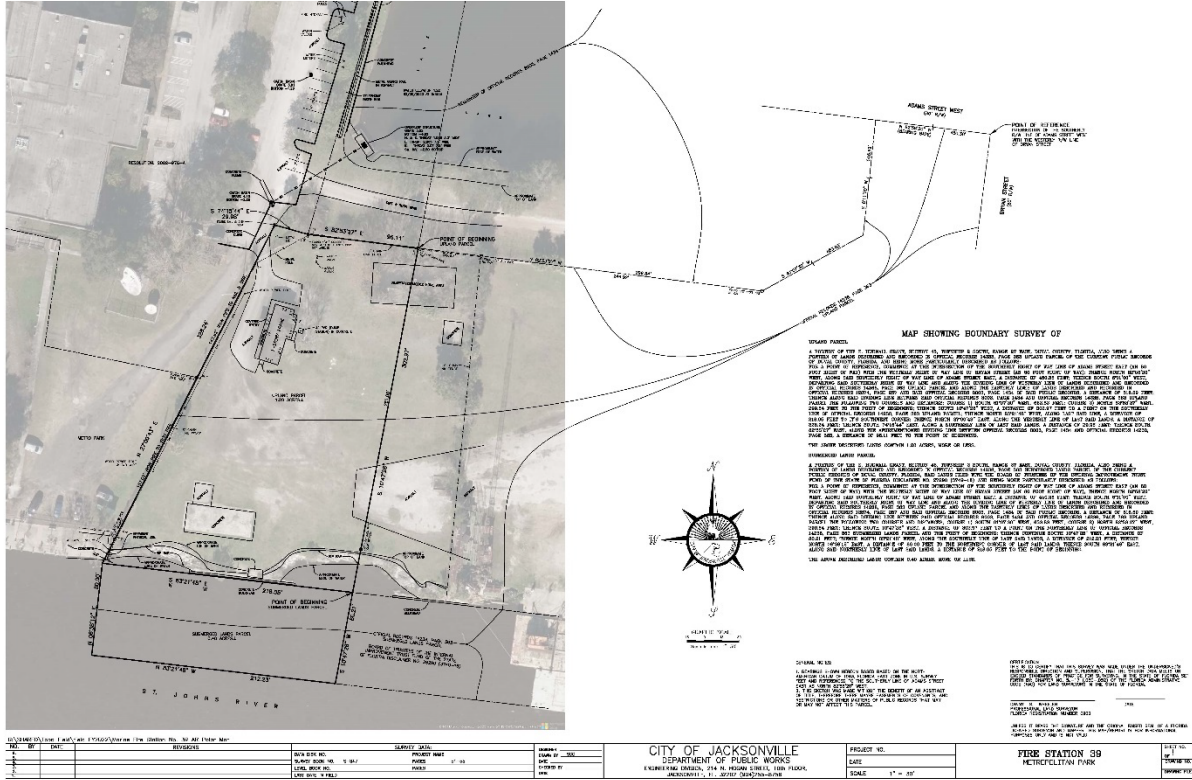
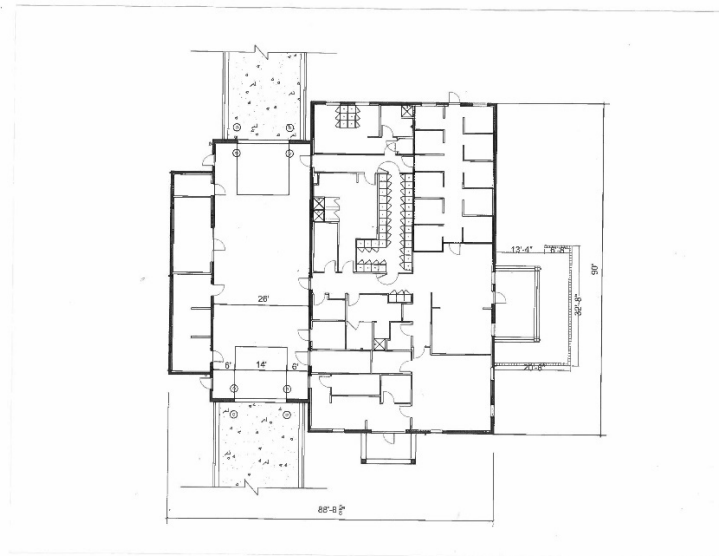
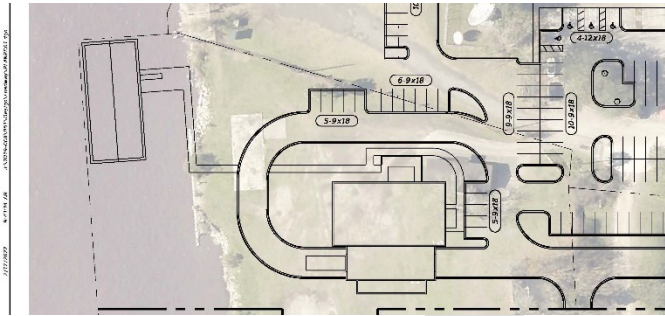


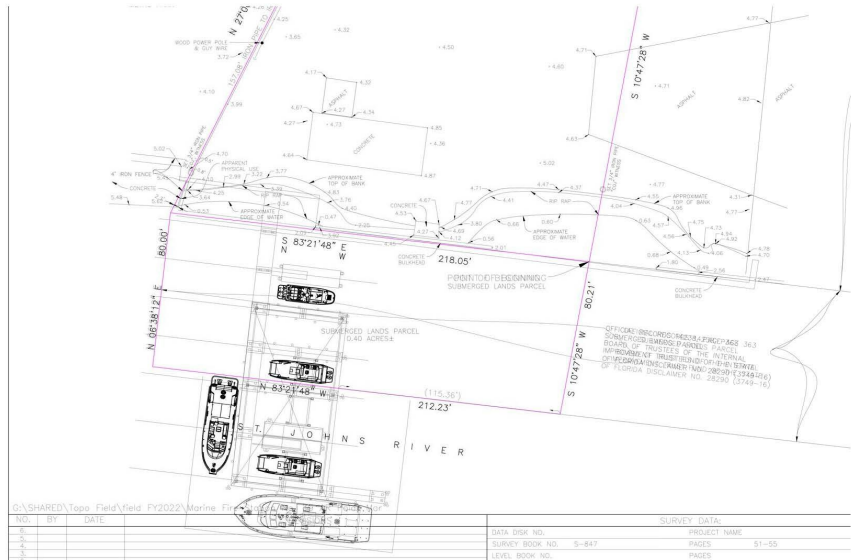
Exhibit 4 to Term Sheet

Fire Station Plans





Ex 4 to Term Sheet  
Fire Station Plans (cont.)  
Fire vessel docks



DRAFT

Exhibit 5 to Term Sheet

Temporary Construction Easement in favor of City

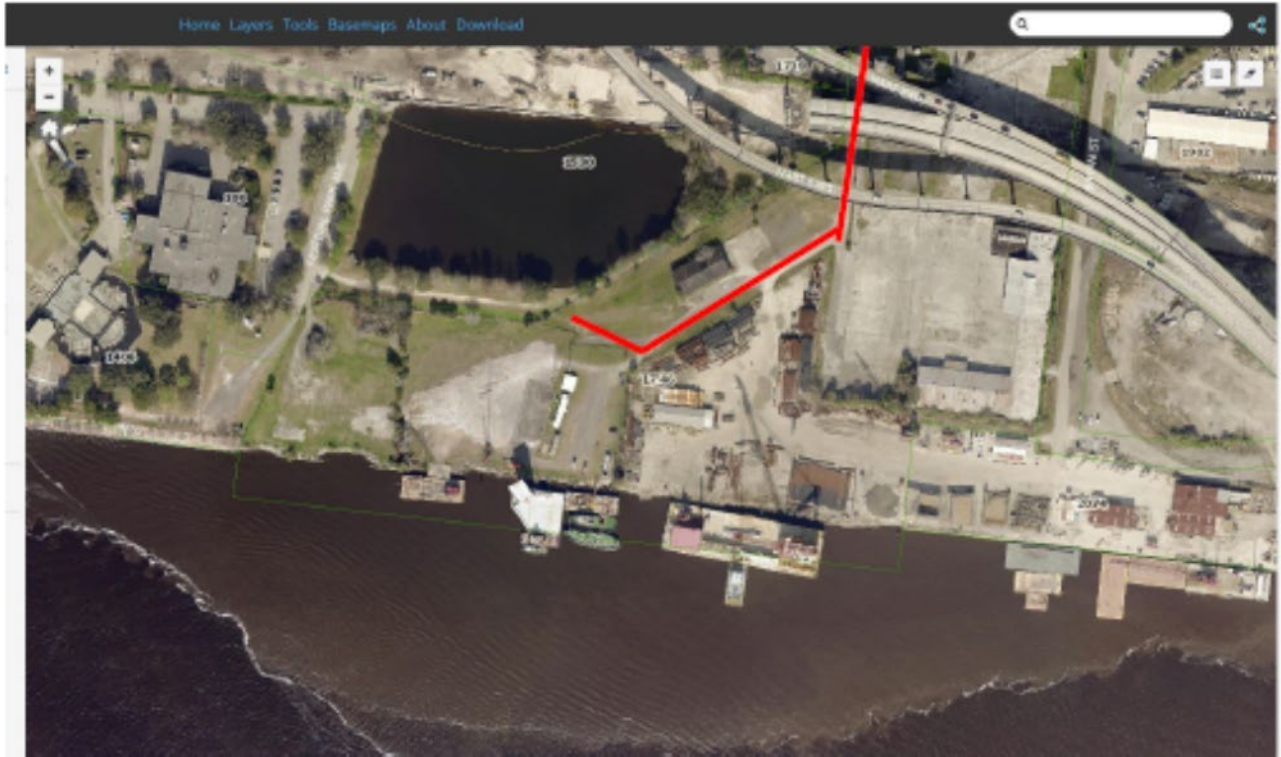
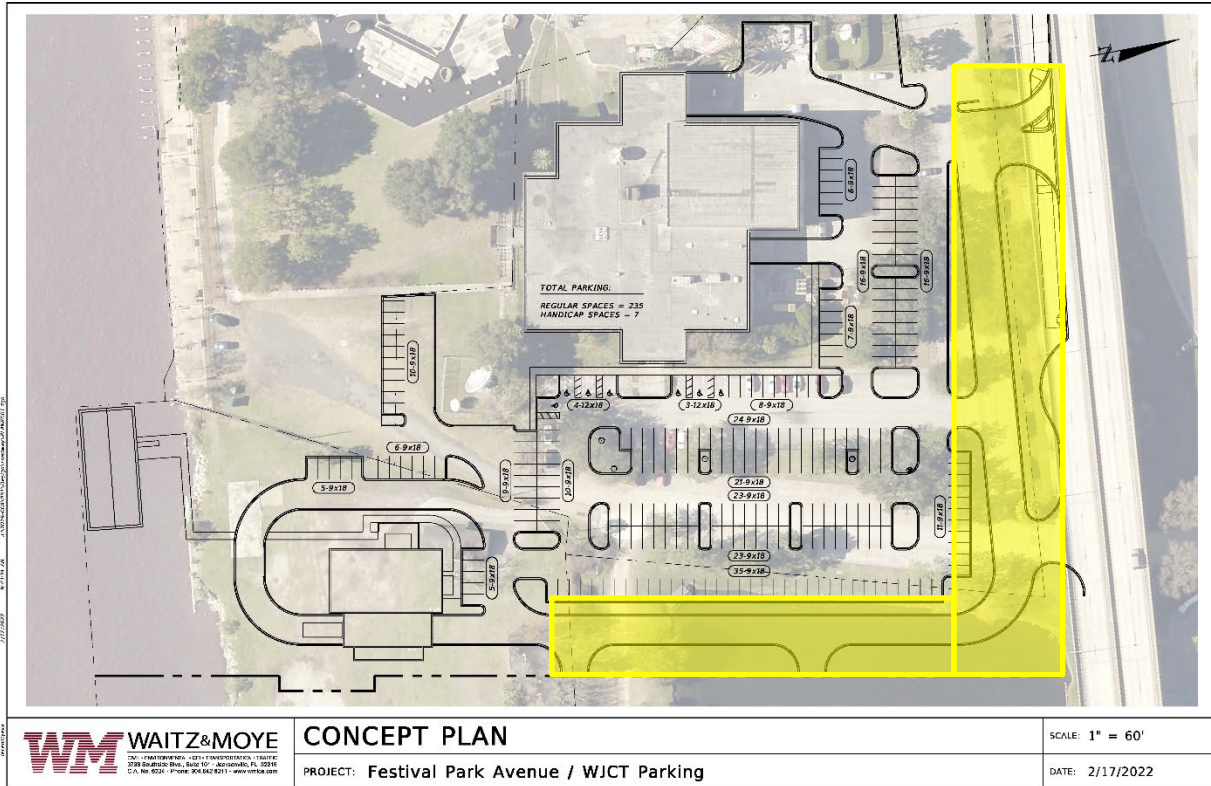
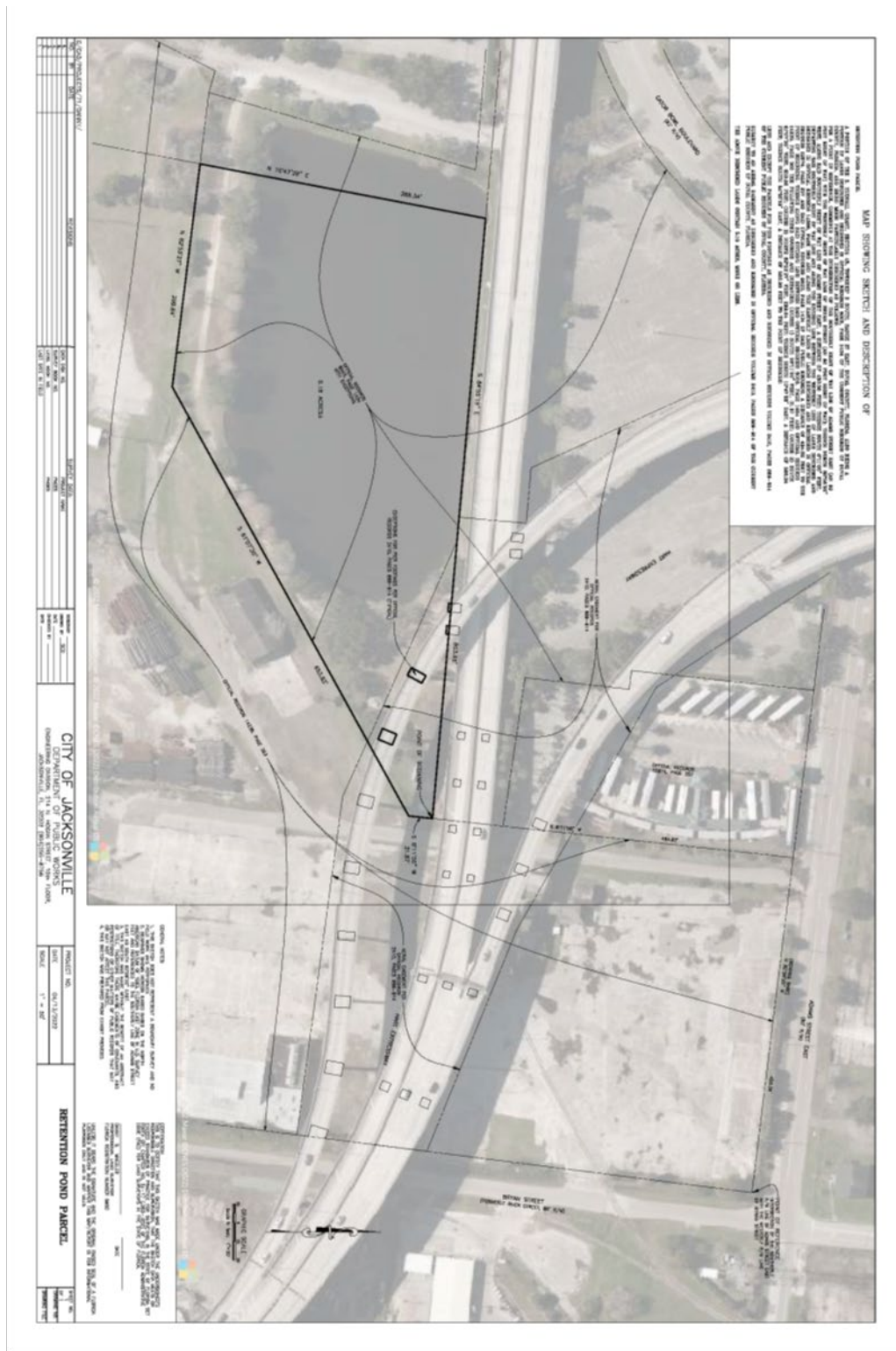


Exhibit 6 to Term Sheet  
Festival Park Improvements  
(highlighted in yellow)



### Exhibit B to Resolution 2022-12-02

## Retention Pond Parcel



**SUPPLEMENTAL INFORMATION  
AR POLAR DISPOSITION  
STAFF REPORT**



# Downtown Investment Authority

**Downtown Investment Authority  
A R Polar property purchase and Retention Pond Disposition Terms  
Resolution 2022-12-01  
Staff Report  
December 8, 2022**

**Project:** Acquisition of a 1.6 acre site for a new marine fire station; construction of a new access roadway, and grant of an option to AR Polar to acquire fee simple title to a portion of the current retention pond site and additional land or cash proceeds

**Property location:** All parcels are east of WJCT and south of Gator Bowl Boulevard with the City owned retention pond parcel being a portion of a 14.38-acre parcel identified by RE# 130574-0150 and the fire station parcel being a portion of RE#130574 0000 owned by A R Polar

<b>Acreage to be acquired by City:</b>	<b>1.6 acres inclusive of .4 acres of submerged land</b>
<b>Acreage of pond upon which option will be granted</b>	<b>4.75 acres</b>
<b>Appraised value of the pond parcel, if filled</b>	<b>\$52.00/PSF or \$10,759,320 for entire 4.75 acres</b>
<b>Appraised value of Fire Station parcel</b>	<b>\$75psf for uplands plus \$2.34psf submerged = \$3,940,772</b>
<b>Estimated construction cost of new roadway and parking improvements</b>	<b>\$1,772,000.00</b>

**Background:**

Several years ago, the adjacent landowner, A.R. Polar, initiated conversations with the City regarding the acquisition of the retention pond located east of WJCT. Negotiations were delayed by the Hart Bridge ramp project and resumed once those plans were clear. Initially, the concept was to swap the pond site south of Gator Bowl Boulevard for other property of AR Polar on which a new pond could be constructed. Valuation discussions ensued. In the interim, the Four Seasons disposition became reality, and the need to relocate the marine fire station was created. The AR Polar riverfront was evaluated as one potential relocation site, and the provision of a fire station parcel was added to the negotiation mix. In April 2022,

DIA staff presented to the Board a resolution requesting the issuance of a disposition notice for the pond site following the negotiated disposition process. The terms approved required the respondent to provide a fire station site and a replacement pond site as part of the consideration for the retention pond site. No other responsive bids were received. A final term sheet was never presented to or approved by the Board regarding that proposal.

Subsequently, as negotiations continued, DIA staff obtained title information, surveys, and updated appraisals on all parcels. Due to various encroachments, unknown contaminants, and visible improvements that imply underground utilities and installations, the City has determined that the replacement pond site would be too costly to acquire and redevelop for pond use. Nevertheless, the parcel would have value to the city as additional parking, principally to serve gameday activities and other events associated with TIAA Bank Stadium. Further, Public Works advised that a replacement pond was not essential to allow the redevelopment of the current pond location as this pond is not a flood prevention storage pond but rather a water quality pond and sufficient credits exist, as well as other newly developed facilities that will add credits to Downtown, to allow the disposition without a replacement pond. Again, additional appraisal information was obtained, leading to a potential term sheet but requiring the publication of a new 30-day disposition notice that eliminates the need for the provision of a replacement pond parcel.

Resolution 2022-10-01 authorized the publication of a new notice of Disposition that no longer required the provision of a replacement pond but did require provision of a waterfront parcel for the fire station. The notice period closed November 28 and no other offers were received.

**Essential terms of current proposal:**

Subsequently, we have completed negotiation of the proposed term sheet in which AR Polar would provide the fire station site to the City and the City would provide AR Polar a 5-year option to acquire the majority of the current pond. The City would have an obligation to construct a new access roadway that will provide access to the AR Polar site and the fire station parcel at a fully signalized intersection on Bay Street East. AR Polar is bearing half of the construction cost. The option offsets the appraised value of the fire station site against an equivalent value portion of the pond at appraised value, after adjustment for the road contribution. The option to acquire the remainder of the pond is at current appraised value.

### **Fire Station Site:**

The City needs a replacement site for the marine fire station and has performed due diligence on the adjacent A R Polar location and begun conceptual design. Those plans, including dock design, are attached to the resolution and subject to AR Polar's approval, not to be unreasonably withheld. Access would be granted immediately to the City for further site investigation and the closing on this parcel would occur immediately following Council approval and execution of the RDA, expected to occur by March 31, 2023. The term sheet, and our appraisal, values this parcel at \$75 psf for the upland and \$2.43 psf for the submerged land for a total value of \$3,940,772. AR Polar is unwilling to sell the parcel absent the option to acquire the pond property. The term sheet contemplates a closing on this parcel in the spring of 2023 at no cost to the City in exchange for the option and title in the future to an equivalent value portion of the pond.

### **City Pond and Offer Parcel:**

In response to the notice, AR Polar elected to request an option rather than outright acquisition, and to eliminate a portion of the pond parcel included in the notice of disposition from their offer. The parcel on which the option is sought has now been surveyed and includes the easternmost 4.75 acres of the pond parcel, less that portion under bridge structures and subject to aerial easement (the Offer Parcel). The westernmost strip of the pond parcel would be retained by the City and filled for the construction of a new access roadway to serve the fire station and enhance the development potential of the A.R. Polar lands to the east.

The 4.75 acres constituting the Offer Parcel have an appraised value of \$52.00 PSF as developable land, assuming they have been filled which would be the city's obligation upon exercise of the option. Alternatively, AR Polar could pay \$38.20 per square foot of pond acquired as is without fill. DIA staff also obtained through Public Works cost estimates to fill the pond and included this in DIA's value calculations and appraisals.

### **ROI**

The proposed transaction is considered an arm's-length, negotiated property disposition, and real estate transaction, with each component of the acquisition and sale of property facilitated at the appraised value. Because no incentives are contemplated in the transaction, the calculation of an ROI is not applicable as the COJ Public Investment Policy does not consider like-kind exchanges at equal appraised



value or property acquisitions at the appraised value.

The value paid out and the value received are equal in each alternative, and value assigned for acquisition of the fire station site and the disposition of the pond are both at appraised value and take into consideration the cost of filling of the pond by the City, so the ROI should be exactly 1. The additional pond option, beyond the equivalent value of the fire station site, is also to be acquired for cash at appraised value. The road costs are split 50/50 and again therefore do not impact ROI. While we could expect that the enhanced access will increase the value of the AR Polar privately owned land once that access is complete, and the redevelopment of the pond property would add to the ad valorem tax rolls if, and when, that occurs, both aspects are speculative and therefore not included at this time.

**TAB IV**

**RESOLUTION 2022-12-02: JONES BROS DISPOSITION**

**RESOLUTION 2022-12-02**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING THE AWARD TO \_\_\_\_\_, THE DEVELOPER OF THE JONES BROS. FURNITURE BUILDING (“DEVELOPER”), OF THE FEE SIMPLE DISPOSITION OF AN APPROXIMATELY 0.17 ACRE PARCEL OF CITY-OWNED REAL PROPERTY IDENTIFIED BY DUVAL COUNTY TAX PARCEL NUMBER RE# 073856-0000, (THE “PROPERTY”), CURRENTLY DEVELOPED AS A PARKING LOT AND LOCATED ON WEST ASHLEY STREET BETWEEN HOGAN AND JULIA STREETS; IN ACCORDANCE WITH THE TERMS OFFERED BY DEVELOPER AS INCLUDED IN THE NOTICE OF DISPOSITION PUBLISHED PURSUANT TO RESOLUTION 20202-10-02; 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.**

**WHEREAS**, via Ordinance 2012-0364-E, the City Council created the Downtown Investment Authority, designating the DIA as the City’s Community Redevelopment Agency for the Combined Northbank Downtown Community Redevelopment Area and authorizing it to approve and negotiate economic development agreements and dispose of City-Owned property; and

**WHEREAS**, the City owns an approximately .17-acre parcel of real property, which is identified by Duval County Tax Parcel Number RE# 073856-0000 (the “Property”); and

**WHEREAS**, Developer is the owner of the adjacent parcels identified by Duval County Tax Parcel Number RE# 073857-0000 and 073855-0000 (“Developer’s Parcel”); and

**WHEREAS**, Developer has approached the City and DIA regarding the acquisition of the Property, has negotiated the provision of replacement parking with JFRD, and has had an appraisal prepared for the Property; and

**WHEREAS**, the property is currently used for City purposes by JFRD; and

**WHEREAS**, the Developer has offered to provide JFRD, at no charge, an equal number of parking spaces in the parking facility to be constructed by Developer on the Property and Developer’s adjacent parcels, as well as temporary parking during construction, all at no charge to the City; and

**WHEREAS**, DIA entered into negotiations with Developer regarding the terms of the disposition and redevelopment in accordance with DIA’s approved negotiated disposition process; and

**WHEREAS**, Pursuant to Resolution 2022-10-02, a Notice of Disposition was authorized by the DIA, published in the Daily Record on October 27, 2022 with a closing date of November 28, 2022; and

**WHEREAS**, no other responses to the Notice of Disposition were received by DIA; and

**WHEREAS**, in order to determine fair value for the property pursuant to Florida Statutes Chapter 163.380(2), and as required by City of Jacksonville Code of Ordinances §122.432, the DIA has ordered its own appraisal of the Property; and

**WHEREAS**, the Property is located within the Combined Downtown Northbank Community Redevelopment Area (“Northbank CRA”); and

**WHEREAS**, DIA is the designated Community Redevelopment Agency for the Northbank CRA, for which an updated Business Investment and Development Plan, inclusive of a Community Redevelopment Plan, (“BID/CRA Plan”) was adopted by Ordinance 2022-372-E; and

**WHEREAS**, at a publicly noticed meeting held on December 14, 2022, the DIA Retail Enhancement and Property Disposition Committee (“REPD”) recommended that the DIA Board adopt Resolution 2022-12-02; and

**WHEREAS**, The Developer has now begun negotiation with DIA staff regarding a term sheet for the redevelopment of this parcel as well as the adjacent historic building and other parcels owned by Developer, which redevelopment project will encompass the subject property; and

**WHEREAS**, the DIA finds that the proposed disposition and redevelopment proposal further the following Redevelopment Goal and Strategic Objectives currently found in the BID/CRA Plan:

**Redevelopment Goal No. 2 | Increase rental and owner-occupied housing Downtown targeting diverse populations identified as seeking a more urban lifestyle.**

**Strategic Objectives:**

- Actively pursue a minimum of 8,140 built and occupied multi-family dwelling units by 2030; and strive to induce the construction of 425 multifamily dwelling units per year, on average (T/E).
- Maximize utilization of existing parking structures and minimize construction of new parking structures exclusively for use of single building tenants by employing tools such as shared-use parking, proximity to shared transportation, and similar programs.
- Facilitate the restoration and rehabilitation of Downtown Jacksonville’s historic building stock for multifamily and attached dwelling units.

**Redevelopment Goal No. 5 | Improve the safety, accessibility, and wellness of Downtown Jacksonville and cleanliness and maintenance of public spaces for residents, workers, and visitors.**

**Strategic Objectives:**

- Promote safe and equitable access to all Downtown facilities by improving access to buildings and other properties, amenities, transit, events, and attractions; by eliminating obstacles; and by designing for all ages and abilities beyond code requirements

**Redevelopment Goal 8:** Simplify and increase the efficiency of the approval process for Downtown development and improve departmental and agency coordination.

**Strategic Objective:**

- Streamline and improve the transparency of the disposition process for publicly owned land and building space.

**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 hereby awards the disposition of the Property to Developer in accordance with the terms attached hereto as Exhibit A.

**Section 3.** 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 4.** This Resolution, 2022-12-02, 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: \_\_\_\_\_

**Exhibit A to Resolution 2022-12-02  
Terms Sheet**

- Purchaser/Developer:** CLL Jones Bros LLC
- Land/Property:** Fee simple title including air rights to an approximately 0.17 acre property located at 0 Ashley Street West with Parcel ID 073856-0000 (the “Property”). West Ashley Street between Julia and Hogan Streets and currently developed as a surface parking lot.
- Purchase Price:** The disposition of the Property to the Purchaser/Developer will be in exchange for parking spaces within a parking structure on the Property as well as temporary parking spaces during the construction period.
- The appraised value of the Property is \$180,000 and the value of a parking space in a structured facility is estimated to be \$20,000/space. There are 22 or more spaces in the lot today which would yield a hypothetical replacement value of at least \$440,000.
- Restriction on Use:** Any use consistent with the adopted CRA and BID Plan for Downtown. The property will be deed restricted to prevent use that would be exempt from payment of property taxes.
- Replacement parking:** The Property is proposed to be redeveloped by the Purchaser/Developer with a parking structure and incorporated into the overall Jones at Hogan project (the “Project”). The parking structure will contain at least the number of parking spaces currently (as of September 2022) located on the Property to serve the Jacksonville Fire and Rescue building at 515 Julia Street and such spaces will be provided to the City at no charge for JFRD use for a minimum of 50 years. The area above the parking structure is proposed to consist of residential units which units will be part of the Project. The structured parking and residential units are proposed to be located within the same building. The Project itself will be reviewed, and any incentives considered, by separate Board Resolution.
- Following closing and prior to commencement of any work on the Property, parking will be provided to JFRD on the Property. During construction of the parking structure, the current number of parking spaces located on the Property will be reserved, and provided at Developer’s expense, (either or a combination of) the surface parking lot(s) (i) located at the corner of Ashley Street and Pearl Street, 0 Ashley Street with Parcel ID 073847-0000 and

identified on the attached as “Temporary Parking”, and/or (ii) located at the corner of Pearl Street and Beaver Street, 606 Pearl Street with Parcel ID 074280-0000 and identified on the attached as “Alternate Parking”. These reserved parking spaces will be for use by the employees and visitors to the Jacksonville Fire and Rescue building during construction of the parking structure on the Property. The temporary parking will be made available by the commencement of construction.

**Performance Schedule:** Developer will pursue DDRB Approval for the parking structure on the Property while documentation is pending.

Closing of the Property will be conditioned upon approval of the disposition, and City approval of the closing documentation and Parking license and shall occur within 30 days following City Council approval or, in the event Council approval is not required, on or before March 31, 2023 (the “Closing”).

Developer will commence vertical construction on the Property by December 31, 2024. The DIA CEO will be authorized to extend the Performance Schedule or any portion thereof, provided that any extension(s) is for no longer than a combined 6 month period.

**Right of reverter:** The disposition will contain a right of reverter in the event developer fails to commence construction as required by the performance schedule or fails to provide the Temporary Parking as required.

**SUPPLEMENTAL INFORMATION  
JONES BROS DISPOSITION  
STAFF REPORT**





# Downtown Investment Authority

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## Staff Report for Jones Brothers Adaptive Reuse Disposition September 8, 2022

The Property is currently used as a surface parking lot that serves the Jacksonville Fire and Rescue building located at 515 Julia Street. In accordance with the downtown overlay and BID plan, surface parking lots are not favored uses and redevelopment of these sites, for more dense and productive use, is consistent with the adopted CRA Plan and BID. Further, as a City owned lot, the Property currently generates no tax revenue for the City and the disposition of “lazy assets” is a strategic objective of our plan. Nevertheless, JFRD does have a need for parking immediately adjacent to the Emergency Operations Center.

The Property is proposed to be redeveloped by the Purchaser/Developer with a parking structure and incorporated into the overall Jones at Hogan project (the “Project”). The parking structure will contain at least the number of parking spaces currently (as of September 2022) located on the Property to serve the Jacksonville Fire and Rescue building at 515 Julia Street. The area above the parking structure is proposed to consist of residential units which units will be part of the Project. The structured parking and residential units are proposed to be located within the same building. The Project itself will be reviewed, and any incentives considered, by separate Board Resolution.

During construction of the parking structure, the current number of parking spaces located on the Property will be reserved at (either or a combination of) the surface parking lot(s) (i) located at the corner of Ashley Street and Pearl Street, 0 Ashley Street with Parcel ID 073847-0000 and identified on the attached as “Temporary Parking”, and/or (ii) located at the corner of Pearl Street and Beaver Street, 606 Pearl Street with Parcel ID 074280-0000 and identified on the attached as “Alternate Parking”. These reserved parking spaces will be for use by the employees and visitors to the Jacksonville Fire and Rescue building during construction of the parking structure on the Property. The temporary parking will be made available by the closing date.

The disposition of the Property to the Purchaser/Developer will be in exchange for parking spaces within a parking structure on the Property as well as temporary parking spaces during the construction period.

The appraised value of the Property is \$180,000 and the value of a parking space in a structured facility is estimated to be \$20,000/space. There are 22 or more spaces in the lot today which would yield a hypothetical replacement value of at least \$440,000.

There are no incentives provided so a typical ROI calculation is inapplicable. Nevertheless the appraised value of the donated land provided is substantially less than the value of the parking to be provided and a new privately owned asset will become taxable.

**TAB V**

**RESOLUTION 2022-12-07: MOSH SITE PLAN**

## RESOLUTION 2022-12-07

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING [approving with conditions or recommending return to the Board] THE SITE PLAN FOR THE MUSEUM PARCEL, AS SHOWN IN EXHIBIT ‘A’; PROVIDING THE DIA CHIEF EXECUTIVE OFFICER (“CEO”) WITH THE AUTHORITY TO ADMINISTRATIVELY APPROVE MINOR CHANGES TO THE LOCATIONS OF ENTRANCES AND EXITS, BUILDING DIMENSIONS, AND USES AND ENGAGEMENT OF THE MUSEUM PARCEL ON BAY STREET AND THE RIVERFRONT; PROVIDING GUIDANCE TO THE DOWNTOWN DEVELOPMENT REVIEW BOARD (“DDRB”) AS TO THE DIA’S EXPECTATION ON BUILDING DESIGN FEATURES, RELATIONSHIP TO THE PARTNERSHIP AND PARK PARCELS, AND ACTIVATION; 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 Resolutions 2022-01-03 and 2022-09-03, the DIA authorized and awarded to MOSH 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**, the approved term sheet required MOSH 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 Street and the riverfront) and retained to DIA the right to review and approve the same for consistency with the design elements contemplated in that term sheet; and

**WHEREAS**, MOSH and the City are preparing to enter into a Cost Disbursement Agreement in which MOSH will procure the services of a landscape/engineering/architecture consultant for the design of the Partnership Parcel and Park Parcel; and

**WHEREAS**, pursuant to Resolution 2022-08-03, the DIA approved the shape and dimensions of the Museum Parcel and extended the time for submission of the Site Plan until March 31, 2023; and

**WHEREAS**, on September 27, 2022, the DIA and DDRB held a “Joint Workshop” on the site plan for the Museum Parcel, which included a presentation by MOSH on the site plan and certain requirements of the disposition, including Riverfront Public Space, Bay Street Activation/Urban Open Space, Resiliency, and an “Iconic” design for the museum; and

**WHEREAS**, MOSH has submitted Exhibit ‘A’ to this resolution as its final Site Plan for the Museum Parcel and which provides specific details for the Museum Parcel, including building footprints, uses, landscape/hardscape, vehicular and pedestrian accessways, and building elevations, as well as the general relationship of the Museum Parcel to the adjacent Park and Partnership Parcels.

**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 reconfirms the shape and dimensions of the Museum and Parcel Parcels are approved, providing that the DIA Chief Executive Officer is hereby authorized to administratively approve minor changes providing that:

- 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 than 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 3. (v1)** The DIA hereby approves the Site Plan for the Museum Parcel attached hereto in Exhibit A.

**Section 3. (v2)** The DIA hereby approves the Site Plan for the Museum Parcel subject to the following conditions:

1. Building egress to Bay Street, Hogan's Creek, and the St. Johns River shall be prominent and have a direct, external connection to each other with the intention that these access points ensure a strong relationship between the building and the site.
2. At least 50 percent of the museum's rooftop shall be activated and at least 30 percent of the rooftop shall be habitable.
3. The Activity Node beacon shall be located along the St. Johns River frontage, at the south end of the property.
4. Enclosures (landscaping or other materials) around the Hixon exhibit space shall not exceed 70 percent opacity with the intention that the enclosure does not obstruct the waterfront view.
5. The Urban Open Space between the building and Bay Street shall feature public art or interactive equipment or installations (i.e. swings, exercise or play equipment, information kiosks, and/or similar features) for a curated pedestrian experience.
6. The continuous right-turn lane from Bay Street into the bus drop-off loop shall be removed. Entrance to the site shall be via A Philip Randolph Boulevard.

**Section 3 (v3)** The DIA directs MOSH to make the following changes or additions to the Site Plan and return to the Board for approval prior to March 31, 2023.

1. Provide elevations showing the prominence of building access points to Bay Street, Hogan’s Creek, and the St. Johns River. Provide plans, renderings, or similar illustrating the direct, external connection of the access points, with the intention that these access points ensure a strong relationship between the building and the site.
2. Provide a rooftop plan showing that at least 50 percent of the museum’s rooftop is designed for activation and at least 30 percent of the rooftop is habitable space.
3. Provide a site plan that shows the Activity Node beacon located along the St. Johns River frontage, at the south end of the property.
4. Provide plans, elevations, or similar that illustrate that the enclosure around the Hixon exhibit space offers substantial transparency with the intention that the enclosure does not obstruct the waterfront view.
5. Provide plans, renderings, or similar that show that the Urban Open Space between the building and Bay Street feature public art or interactive equipment or installations (i.e. swings, exercise or play equipment, information kiosks, and/or similar features) for a curated pedestrian experience.
6. Provide a site plan that shows that the continuous right-turn lane from Bay Street into the bus drop-off loop has been removed, and that the only vehicular entrance to the site is via A Philip Randolph Boulevard.

**Section 4.(v1)** The DIA hereby forwards to the DDRB a recommendation that the Museum Parcel site plan and building meets the definition of “Iconic” established by DIA as a component of the consideration (value provided) for the disposition.

**Section 4. (v2)** The DIA hereby forwards to the DDRB a recommendation that the Museum Parcel site plan and building would meet the definition of “Iconic” established by DIA as a component of the consideration (value provided) for the disposition if the following conditions are met:

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**Section 4. (v3).** The DIA hereby forwards to the DDRB a recommendation that the Museum Parcel site plan and building as depicted does not meet the definition of “Iconic” established by DIA as a component of the consideration (value provided) for the disposition.

**Section 5.** The DIA authorizes its Chief Executive Officer to approve minor changes in the Site Plan provided that:

- a. A substantial portion of the building’s Bay Street frontage must remain café space (or a similar use) with associated outdoor dining space;
- b. Enclosures around the Hixon exhibit space offer substantial transparency, or the space is relocated to the east side of the structure off the waterfront;
- c. Interior spaces may be reorganized to allow for greater public interaction around the building envelope (in no case shall the Gallery/exhibit square footage be less than 50,000 within the museum facility);
- d. The changes implement conditions adopted by the DIA Board or recommended in the staff report
- e. The changes move, but do not reduce the number of, entrances and exits and connectivity to the park and partnership parcels
- f. The changes do not include any vehicular access directly from Bay Street

**Section 6.** 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 7.** This Resolution, 2022-12-07, 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: \_\_\_

# EXHIBIT A

## MOSH GENESIS DIA CONCEPT REVIEW

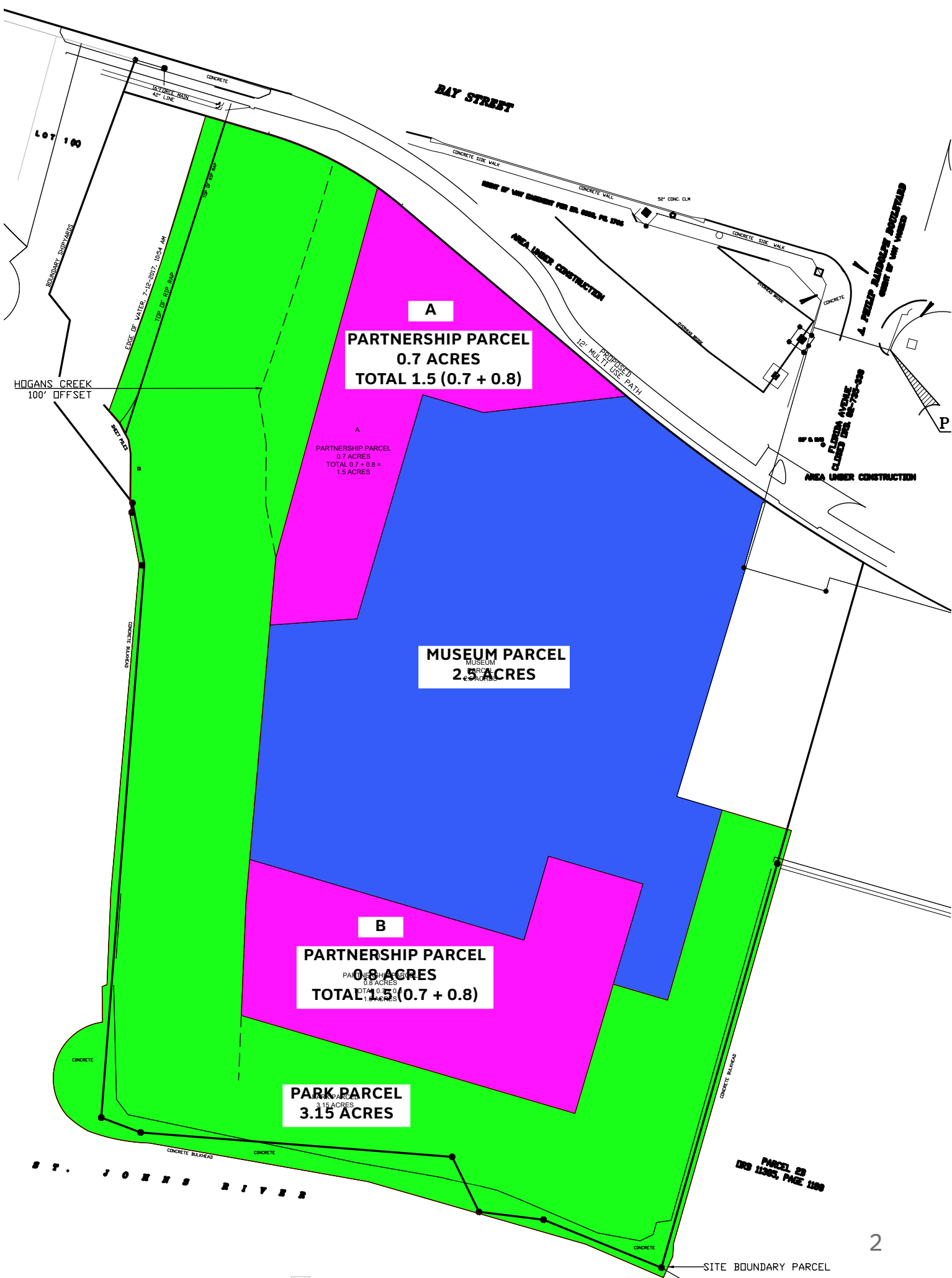
MOSH CONCEPT REVIEW  
DECEMBER 2022

SCAPE

# PARCEL DELINEATION PLAN

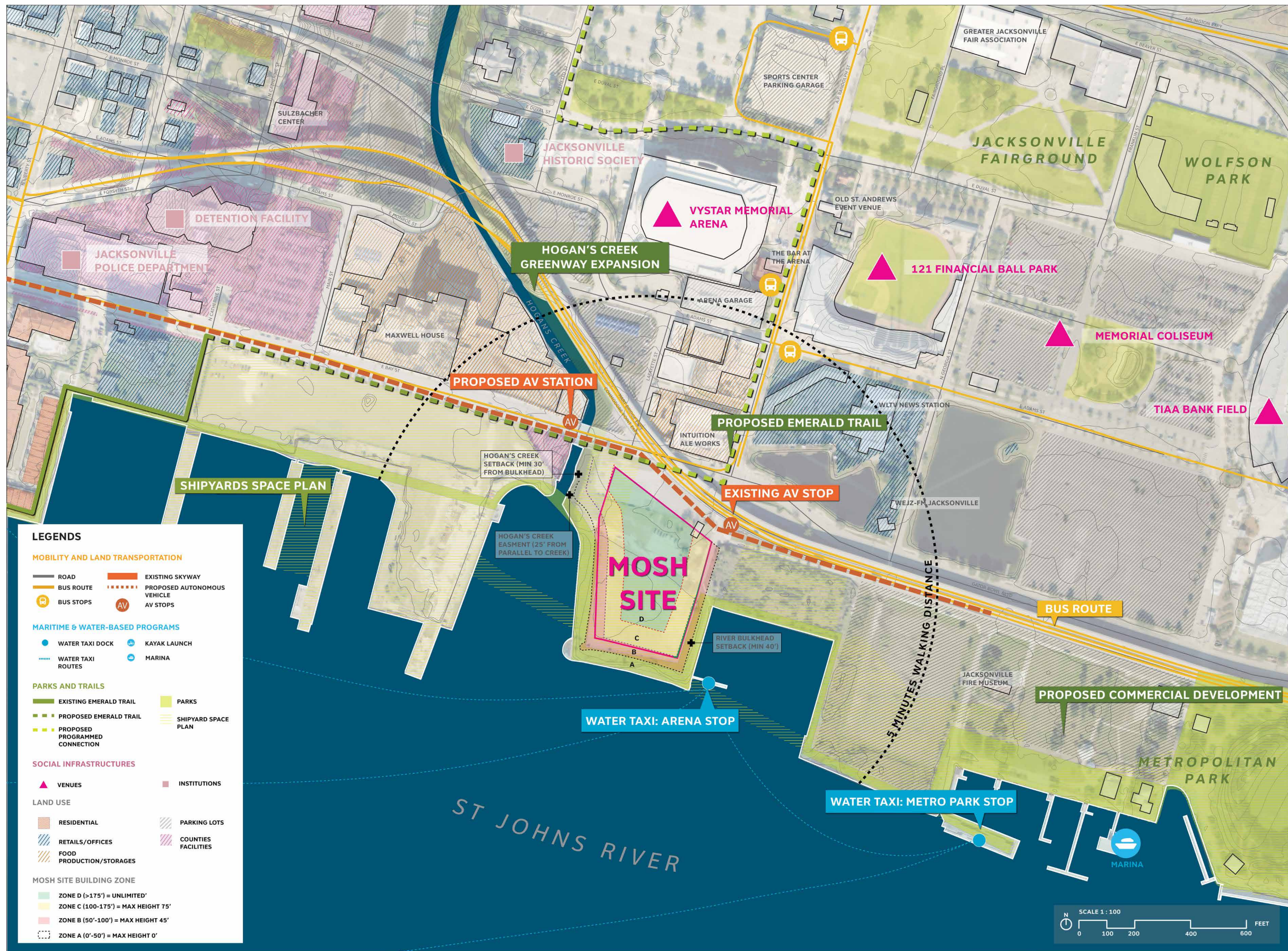
- Museum Parcel
- Partnership Parcel
- Park Parcel

MOSH CONCEPT REVIEW  
December 2022



PARCEL 29  
DSD 11365, PAGE 1100



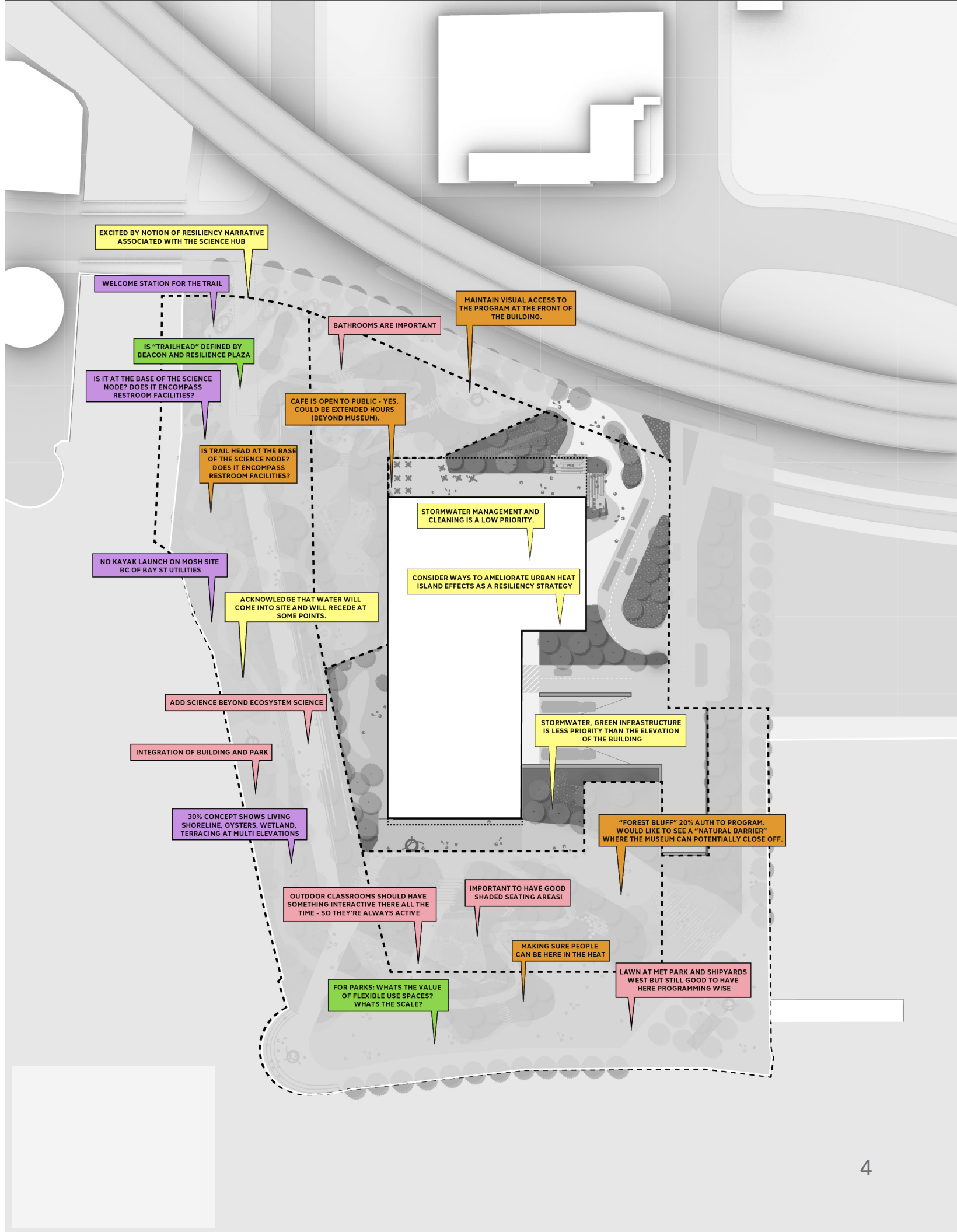


# PROGRAMMING AND STAKEHOLDER FEEDBACK

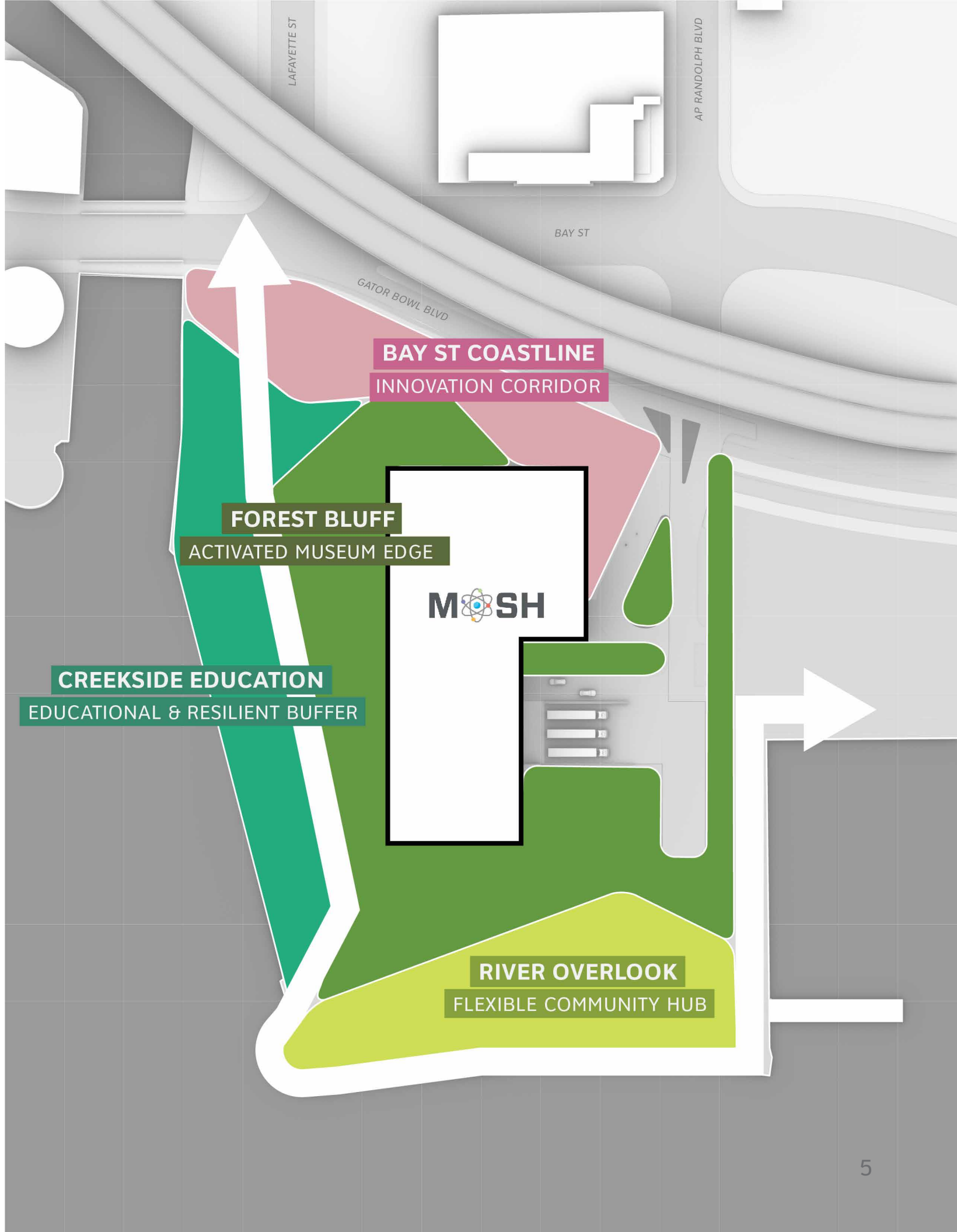
## LEGEND

- SCAPE
- HOGAN'S CREEK RESTORATION TEAM
- MOSH
- COJ CHIEF RESILIENCY OFFICER
- COJ PARKS DEPARTMENT

MOSH CONCEPT REVIEW  
December 2022



# CONCEPTUAL FRAMEWORK

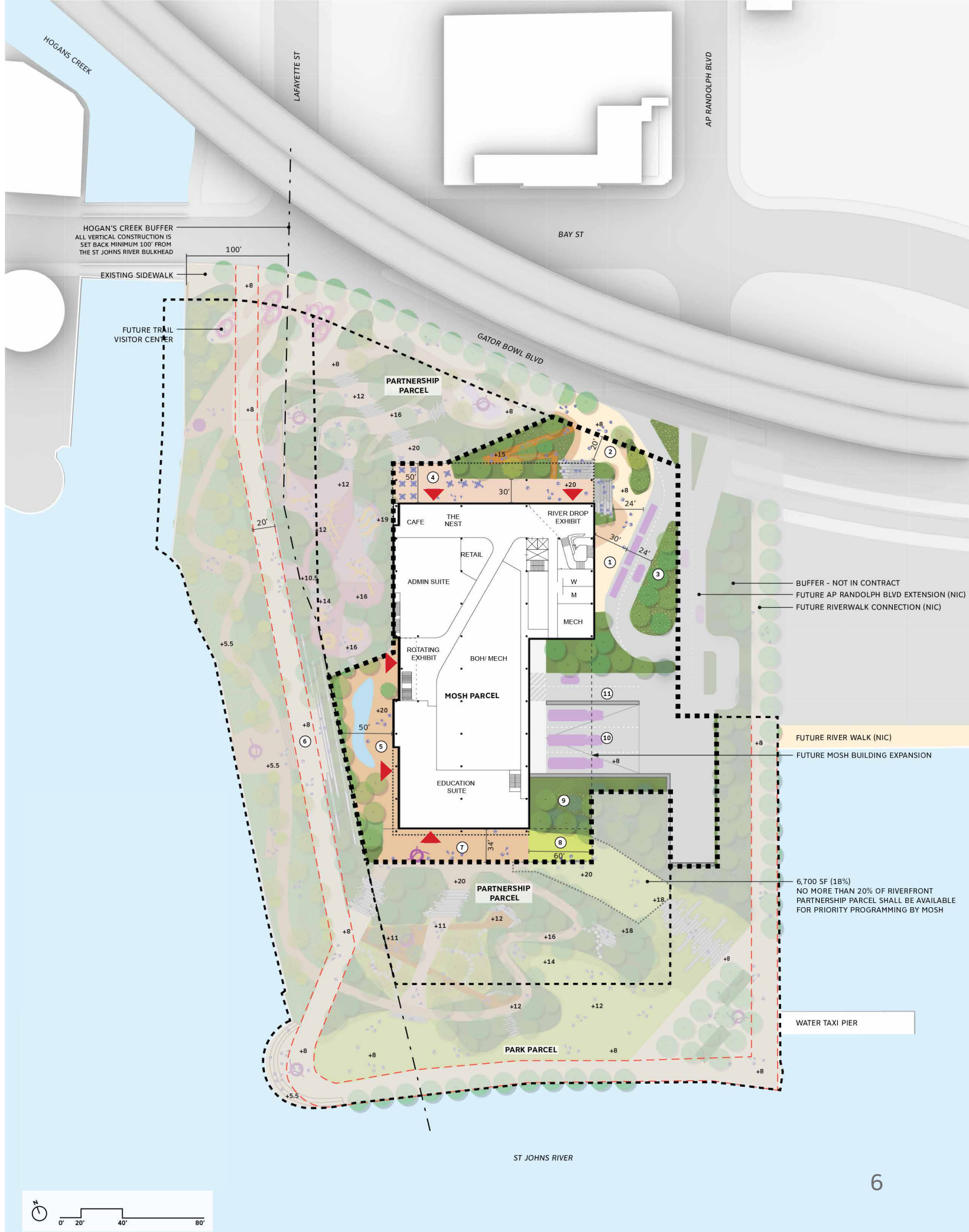


# CONCEPT PLAN

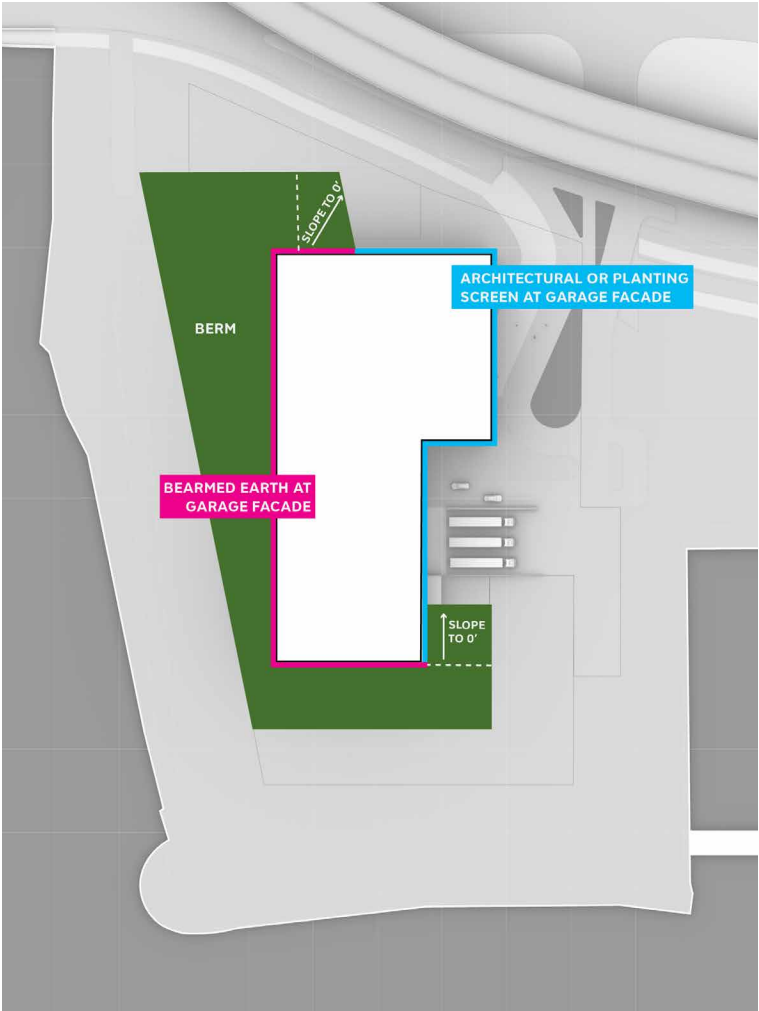
**LEGEND**

- ① CHILDREN'S MUSEUM ENTRANCE
- ② MUSEUM ENTRANCE
- ③ BUS & MUSEUM DROP-OFF
- ④ CAFE
- ⑤ HIXON FLORIDA NATURALIST CENTER EXHIBIT
- ⑥ RIVERWALK - 20' (15' CLEAR WIDTH)
- ⑦ ST JOHNS PORCH
- ⑧ LOOKOUT LAWN
- ⑨ FOREST BUFFER
- ⑩ LOADING DOCK
- ⑪ PARKING ENTRANCE
- 🌀 SCIENCE HUBS
- ▼ BUILDING ENTRANCES

**MOSH CONCEPT REVIEW**  
December 2022



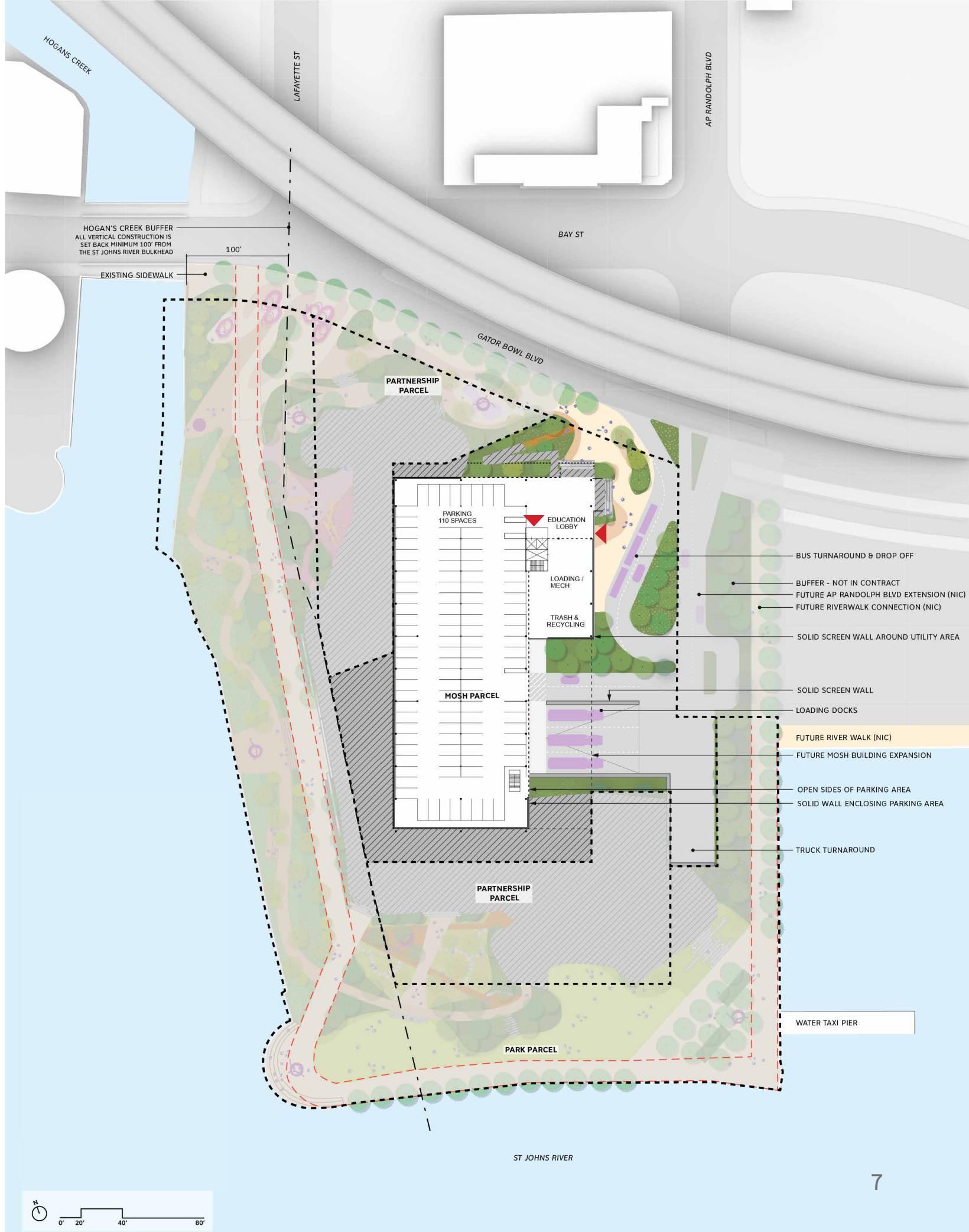
# PARKING FLOOR PLAN



Parking Screening Approach Diagram

- Legend:**
- ▼ Building Entrances
  - Landscape above parking grade

MOSH CONCEPT REVIEW  
December 2022



# FIRST FLOOR PLAN

## Gallery Space Summary

First Floor:	16,200 SF
Second Floor:	37,800 SF
<b>Total:</b>	<b>54,000 SF</b>

### Legend:

 **Building Entrances**

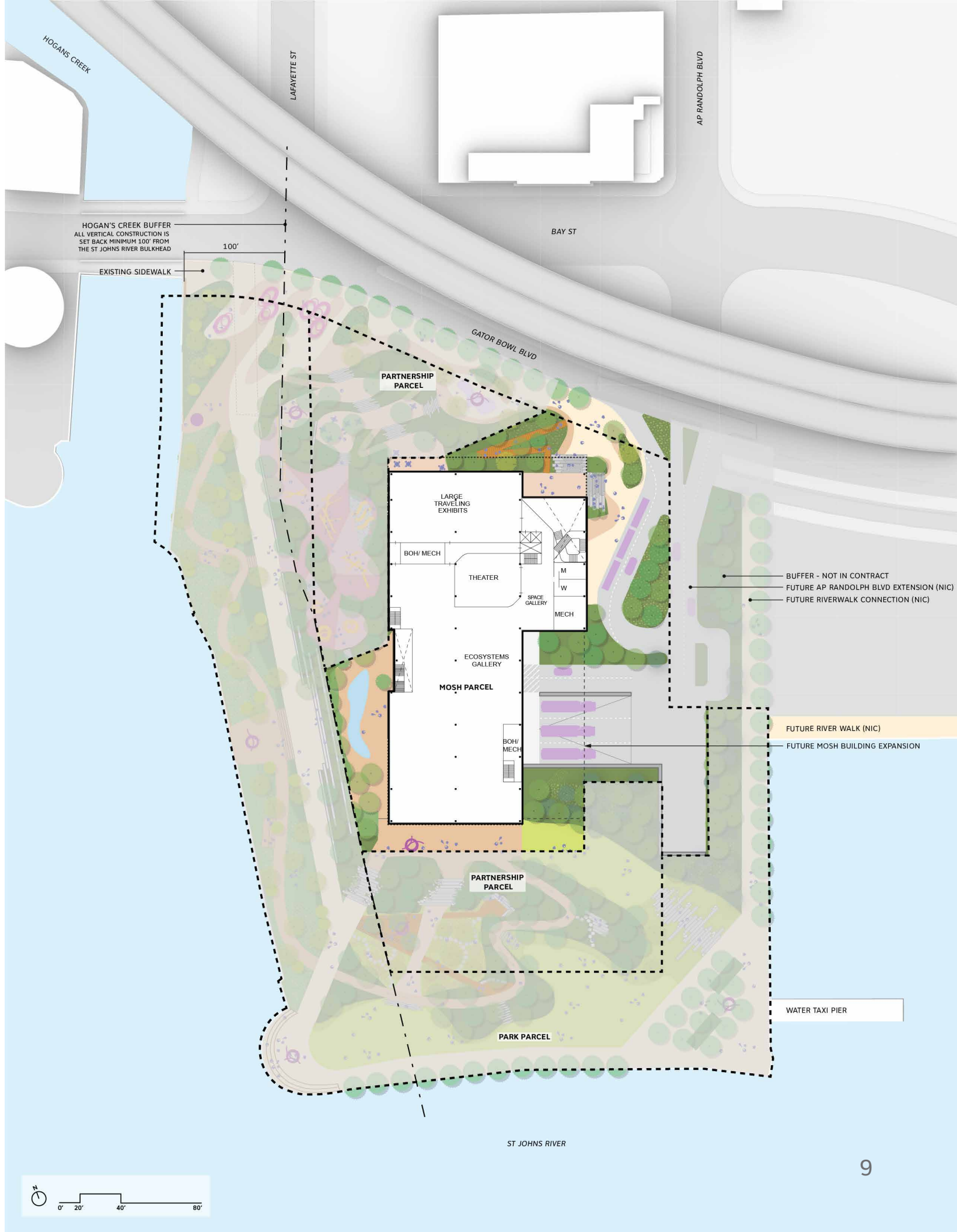
**MOSH CONCEPT REVIEW**  
December 2022



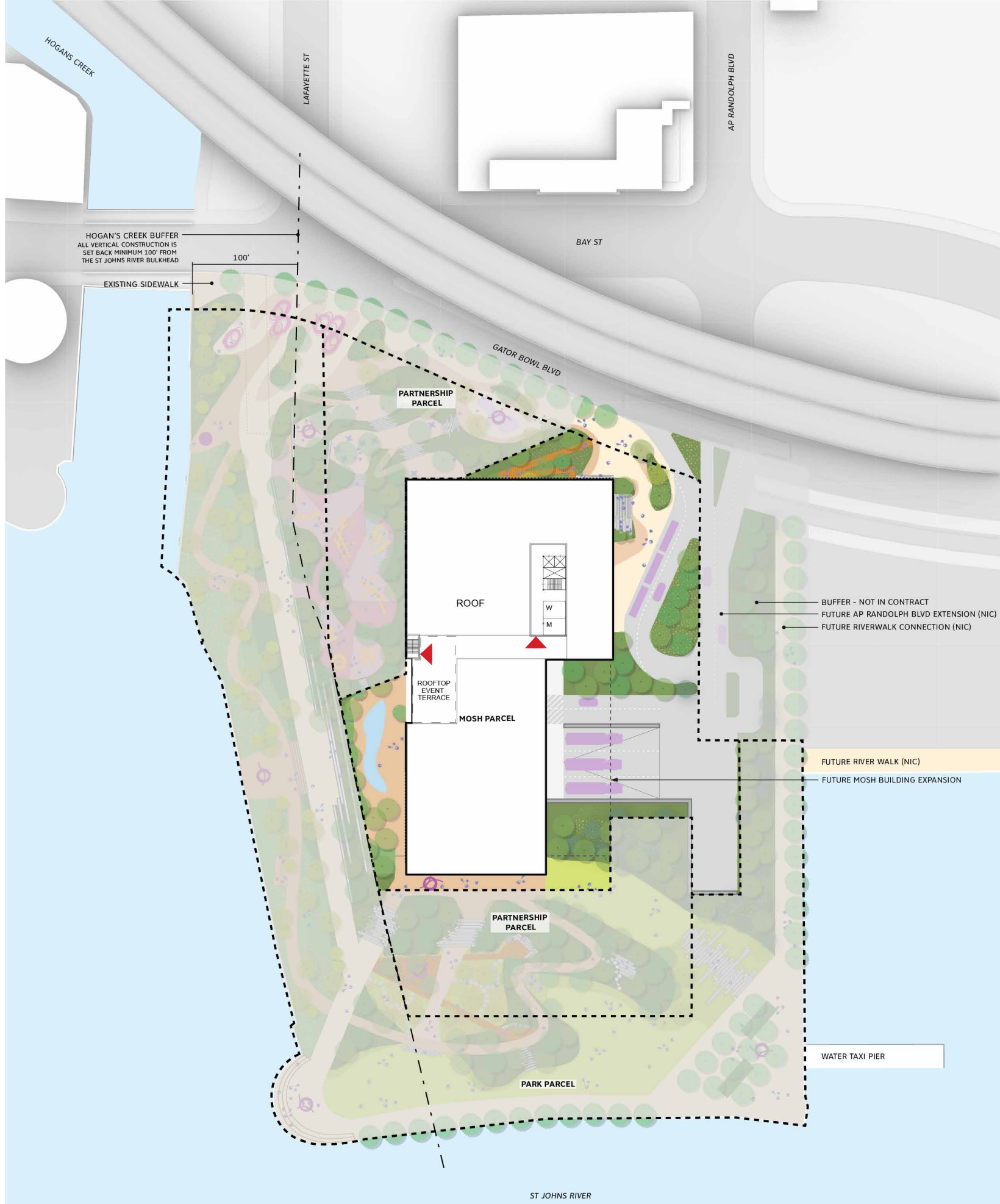
# SECOND FLOOR PLAN

## Gallery Space Summary

First Floor:	16,200 SF
Second Floor:	37,800 SF
<hr/>	
Total:	54,000 SF

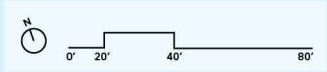


# ROOF PLAN



**Legend:**  
 **Building Entrances**

**MOSH CONCEPT REVIEW**  
 December 2022





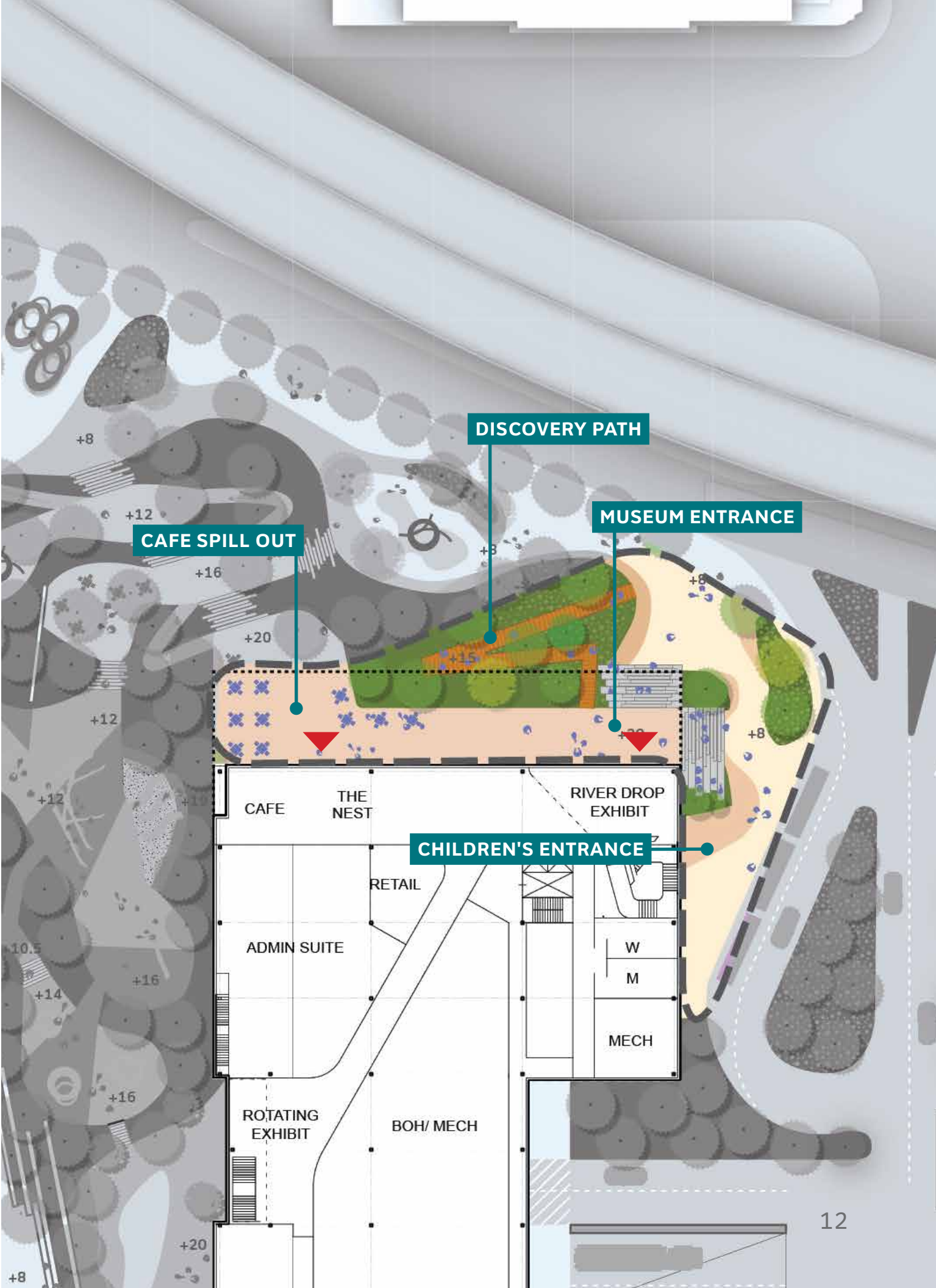
A young boy is captured in mid-air, jumping over a series of rectangular stepping stones that cross a shallow water feature. The boy is wearing a grey t-shirt with a graphic, dark pants, and sneakers. The water feature is bordered by a low concrete wall on the right and a paved walkway on the left. The scene is set outdoors during the day, with a bright sun creating a lens flare effect behind the boy. In the background, there are trees, a road with cars, and a grassy area. The overall atmosphere is bright and active.

# MUSEUM ENTRANCE

# MUSEUM ENTRANCE

## INTERFACE & URBAN PORCH

- Paving & landscape elements inspired by historic coastline
- Direct connections from Bay St. to museum entrance
- Accessible paths that negotiate the change in elevation
- Dedicated children's and accessible entrance at drop-off
- Publicly accessible cafe terrace spills out from museum



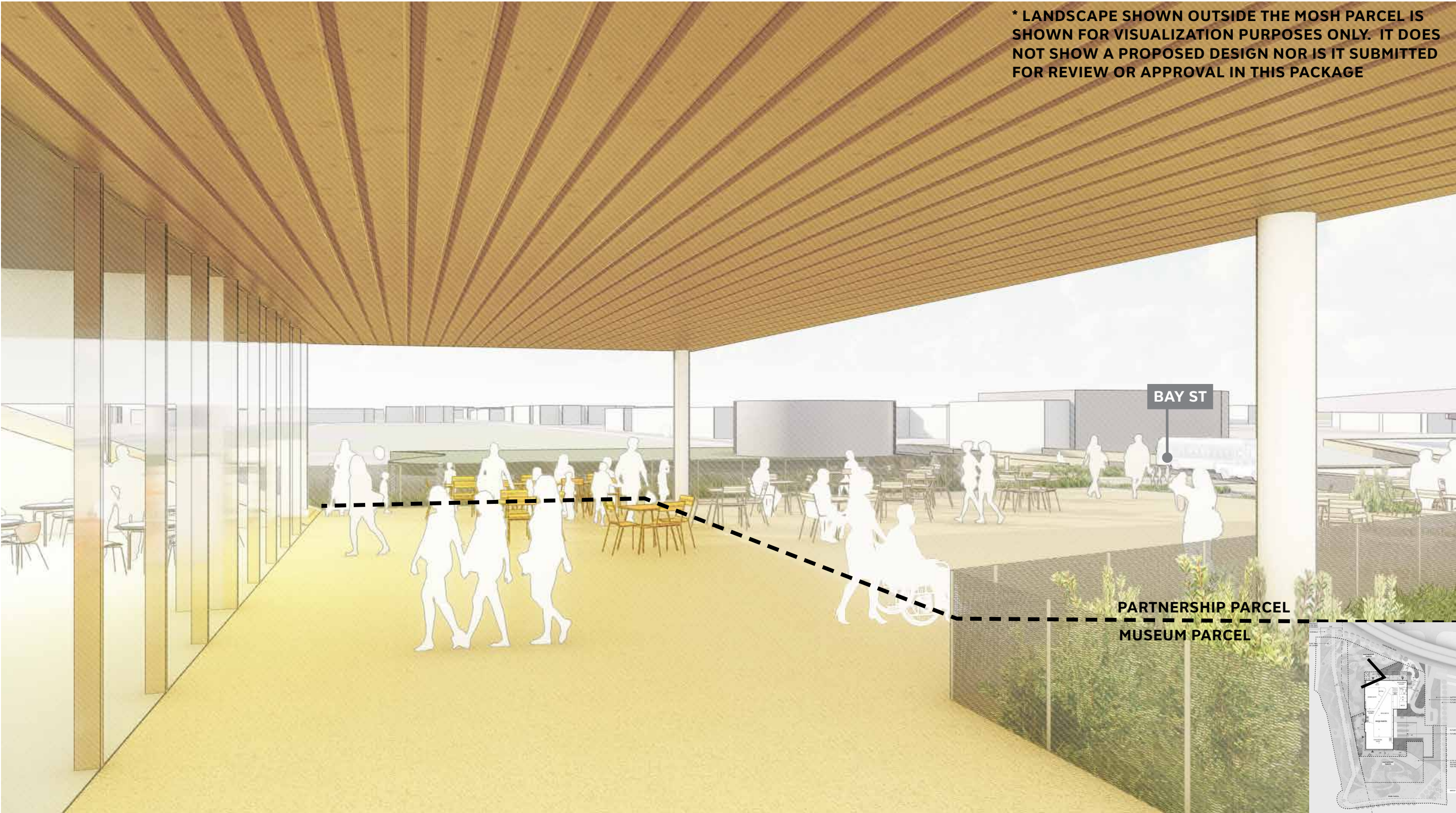
# VIEW - MOSH ENTRANCE

\* LANDSCAPE SHOWN OUTSIDE THE MOSH PARCEL IS SHOWN FOR VISUALIZATION PURPOSES ONLY. IT DOES NOT SHOW A PROPOSED DESIGN NOR IS IT SUBMITTED FOR REVIEW OR APPROVAL IN THIS PACKAGE



# VIEW - PUBLIC CAFE TERRACE

\* LANDSCAPE SHOWN OUTSIDE THE MOSH PARCEL IS SHOWN FOR VISUALIZATION PURPOSES ONLY. IT DOES NOT SHOW A PROPOSED DESIGN NOR IS IT SUBMITTED FOR REVIEW OR APPROVAL IN THIS PACKAGE



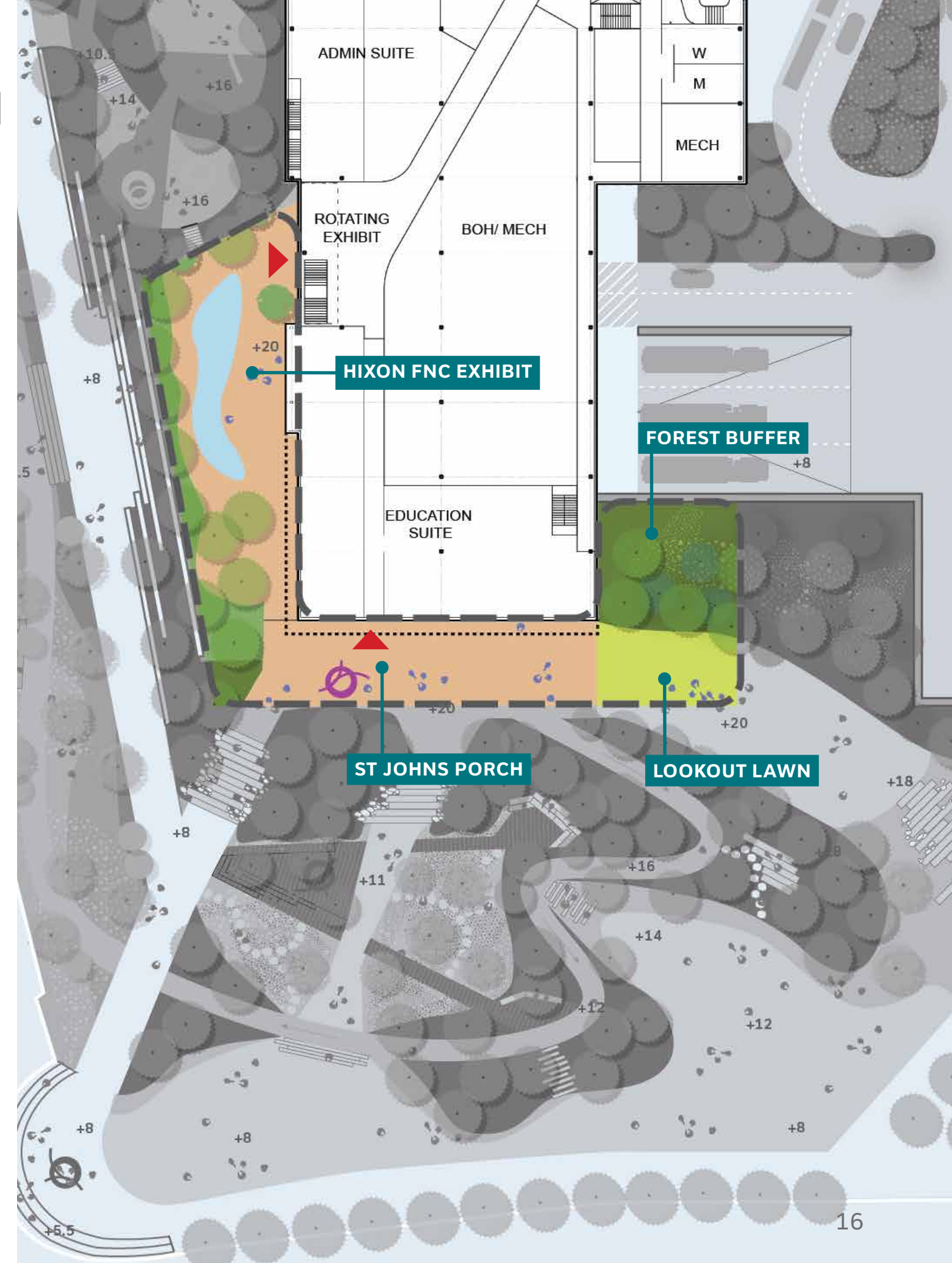
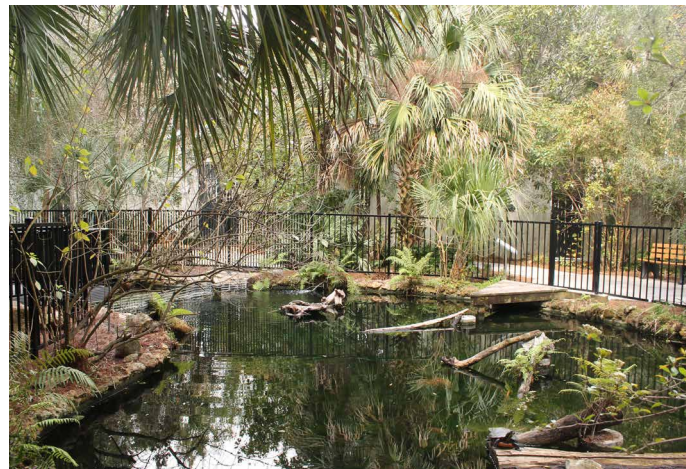


**HIXON FLORIDA NATURALIST  
CENTER EXHIBIT  
& ST. JOHNS PORCH**

# HIXON FNC EXHIBIT & ST JOHNS PORCH

## AN ACTIVATED MUSEUM EDGE

- Strong connections to interior and exterior Museum program
- Shaded immersive zones to improve thermal comfort
- Elevated porch with views of St Johns River & Jacksonville skyline
- Nested active and educational spaces
- Forest buffer to screen services (parking and loading)
- Hixon FNC Exhibit connected to site programming



# VIEW - ST JOHNS PORCH



# BUILDING IN CONTEXT



# BUILDING VIEW - WESTERN FACADE

\* LANDSCAPE SHOWN OUTSIDE THE MOSH PARCEL IS SHOWN FOR VISUALIZATION PURPOSES ONLY. IT IS NOT SUBMITTED FOR REVIEW OR APPROVAL IN THIS PACKAGE



 **TARKIN CG**  
www.tarkin-cg.com

# BUILDING VIEW - ST JOHNS SOUTH FACADE

\* LANDSCAPE SHOWN OUTSIDE THE MOSH PARCEL IS SHOWN FOR VISUALIZATION PURPOSES ONLY. IT IS NOT SUBMITTED FOR REVIEW OR APPROVAL IN THIS PACKAGE



# BUILDING VIEW - BAY ST FACADE

\* LANDSCAPE SHOWN OUTSIDE THE MOSH PARCEL IS SHOWN FOR VISUALIZATION PURPOSES ONLY. IT IS NOT SUBMITTED FOR REVIEW OR APPROVAL IN THIS PACKAGE



**SUPPLEMENTAL INFORMATION  
MOSH SITE PLAN  
STAFF REPORT**

## MEMORANDUM

**To:** Retail Enhancement and Property Disposition Committee

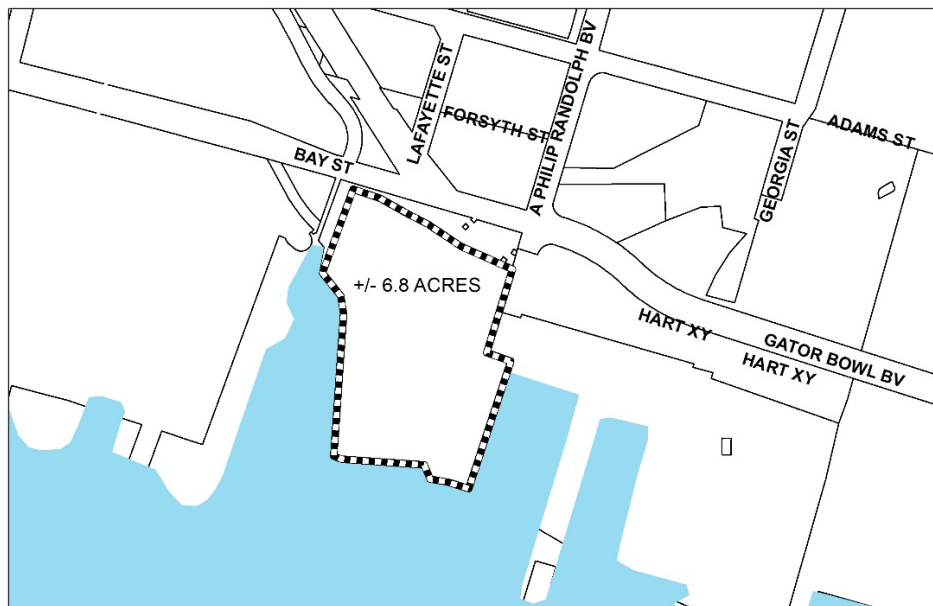
**From:** Guy Parola, Operations Manager

**Date:** December 9, 2022

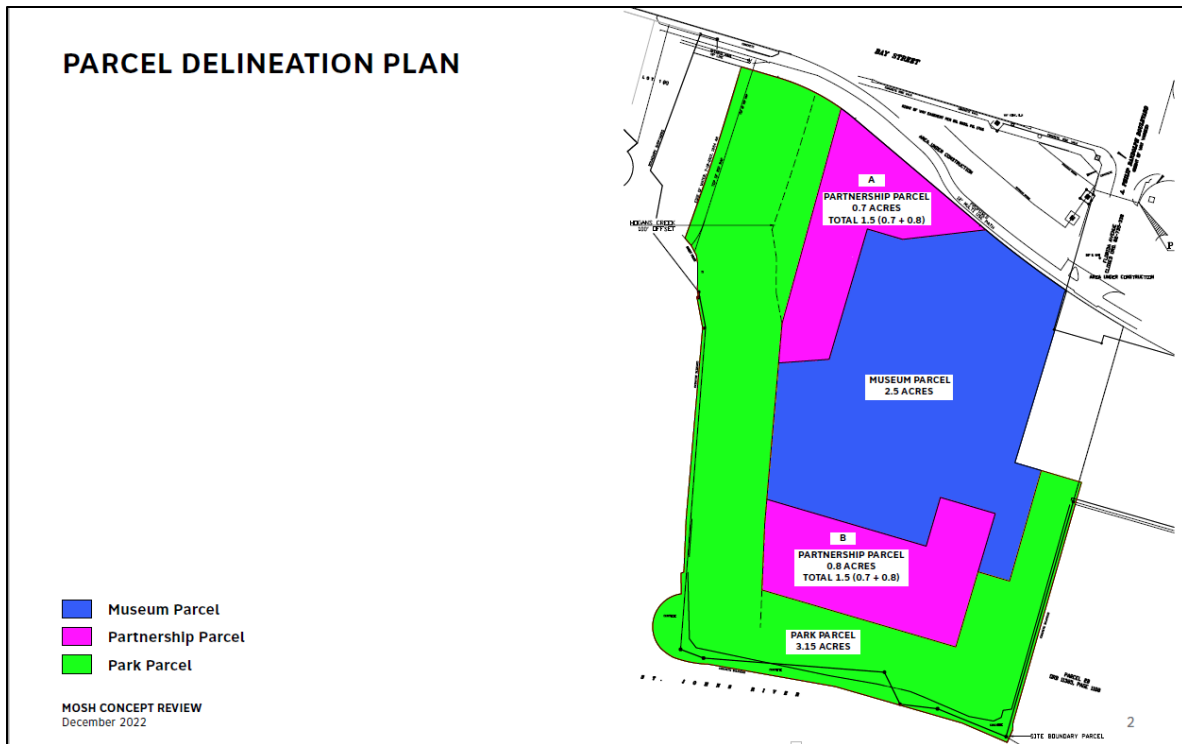
**RE:** Resolution 2022-12-07, MOSH Disposition / Site Plan

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**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.



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. Much of the design of the museum structure remains conceptual at this time. The site plan for the Museum Parcel contemplates a footprint for the museum building, points of egress, basic program spaces, and activation spaces and experiences along the exterior of the building. The proposed footprint establishes setbacks and egress points and sets the stage for the structure to interact with the larger site. Details of the site plan for the Museum Parcel remain subject to Board approval prior to March 31, 2023. The larger site design is subject to Parks, DIA and DDRB approval, and a workshop was held on September 27, 2022 to discuss design details with the DIA and DDRB boards.

Partnership Parcel(s): (Public / Semi-Private space) 1.5 acres surrounds the Museum Parcel and will be subject to a partnership operating agreement pursuant to which MOSH will have the right to provide exclusive entry programs and special events within the space on an occasional basis, but this space will generally be a park/plaza area open to the public. Other programming entities may also create programs in this area. This accomplishes the DuPont study's recommendation that at least half of the site be open and accessible to the public and accommodates the Museum's desire to have at its disposal additional outdoor programmable space.

Park Parcel: (Purely public) minimum 100-foot setback on all water frontages inclusive of the Riverwalk and Emerald Trail along Hogan's Creek. The acreage of the Park Parcel is the remainder of the site less the Museum and Partnership Parcels. The Park Parcel contains the 25-foot wide riverwalk.

**Site Layout**

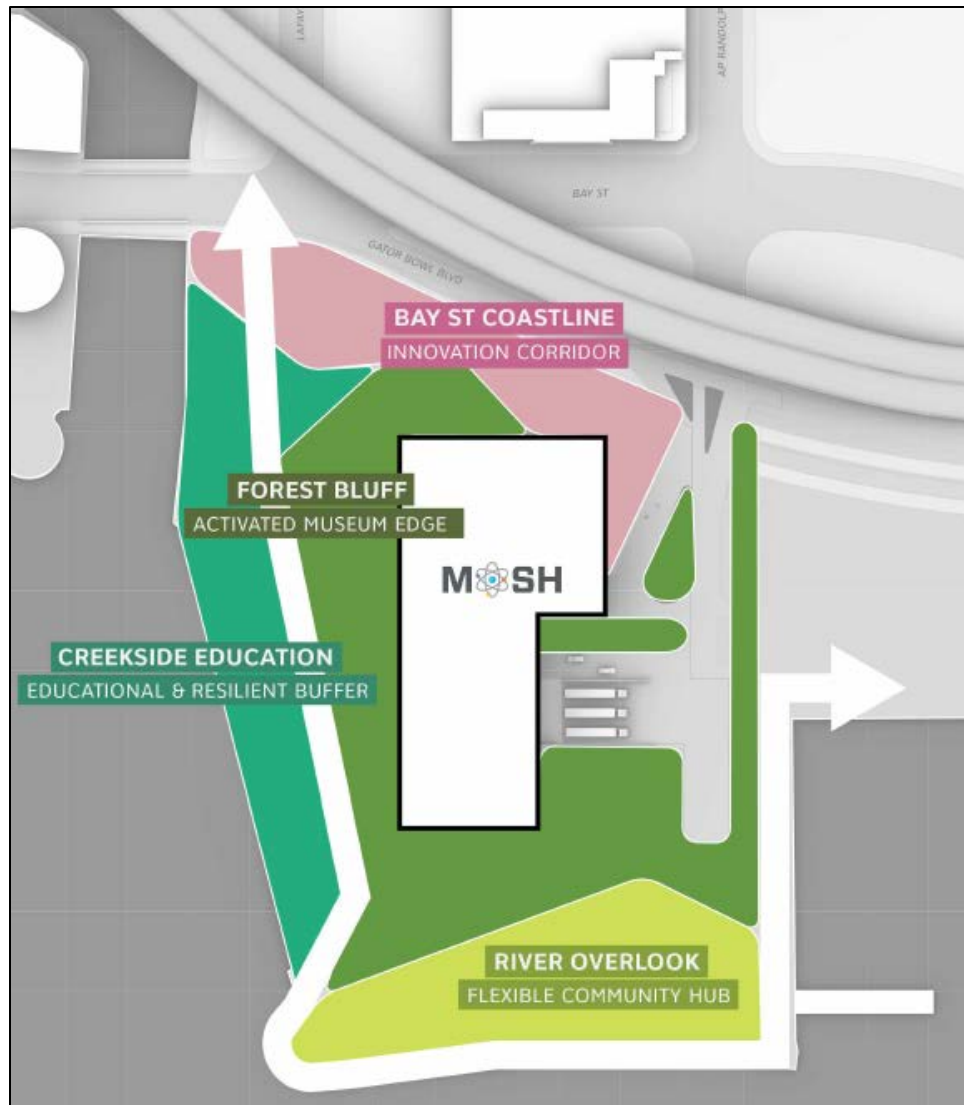
As mentioned, the site is approximately 6.8 acres. MOSH would have the right to design the entire site and the City would reimburse MOSH for up to \$800,000 from the existing approved CIP project for the cost of design of all areas beyond the boundary of the Leased Premises. This approach integrates the design of the museum building with the design of the park space and allows greater functionality for all parcels.

Arrangement of the parcels is intentional due to the subject site's location at the confluence of Hogan's Creek with the St. Johns River. The Creekfront and Riverfront of the site are reserved for the public for a width of 100 feet from the waterfront. Partnership Parcel 'B' functions as public/semi-private park space, creating additional park or plaza space particularly along the St. Johns River, transitioning from the creek and the river towards the uplands. Partnership Parcel 'A' along with a northern portion of the Museum Parcel are used to separate, or "buffer", the building from the Gator Bowl Boulevard 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, as designed, faces east as opposed to facing Hogan's Creek or the St. Johns River.

On the following page is an overall site plan illustrating the conceptual framework.

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### **Site Plan Design and the Downtown Development Review Board**

Through its adoption of various Resolutions relating to the disposition of the “MOSH” property, the DIA requires that MOSH include for review and approval a site plan illustrating approximate building dimensions, setbacks, entrances, uses and engagement on Bay Street and the riverfront, and other design features that conventionally (i.e. by Ordinance) fall within the purview of the Downtown Development Review Board (“DDRB”). Any conditions placed on the proposed project by DIA will serve as factors by which DDRB will, in part, review the site plan, the building, and other development features. To that end, the following parameters have been provided as guidance for the DDRB.

#### **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



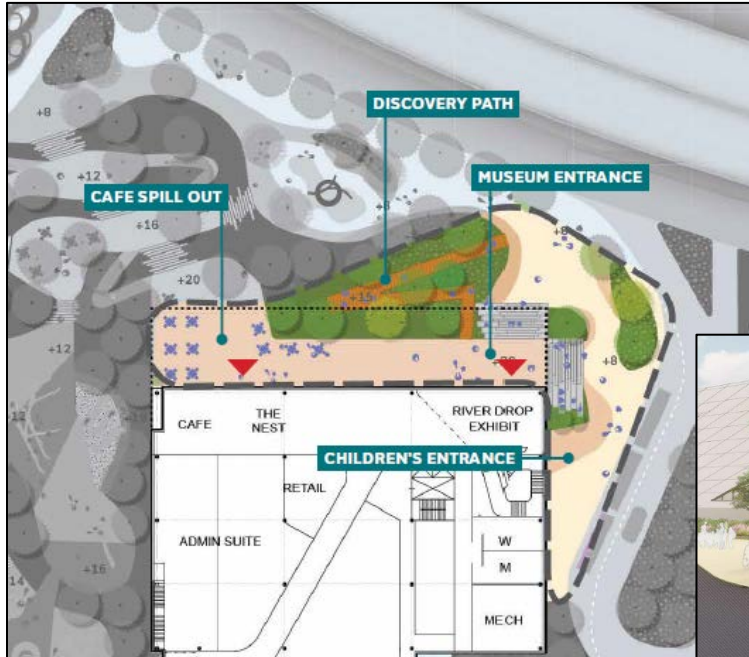
may be incorporated into the Riverwalk, the purpose of the Design Criteria is to allow for the Riverwalk to retain its own identity.

Public Engagement  
Bay Street

As designed, the building location is setback from the Bay Street right-of-way. Building setbacks such as the proposed are contrary to creating an engaging pedestrian experience and tend to exacerbate “dead zones” within a downtown. As such, building setbacks are generally discouraged by the Downtown Overlay and Design Guidebook. To create pedestrian engagement while allowing for the building setback, the setback space (whether part of the Partnership Parcel or Museum Parcel) should be designed as Urban Open Space.

Urban Open Space is not merely 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, and similar features that anchor the pedestrian experience within 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. Egress points, transparency, and activation are required along Bay Street, the St. Johns River and Hogan’s Creek.



As designed, activation along the Bay Street frontage includes a grand staircase feature at the entrance, a café area with outside seating, and a “Discovery Path.”



*Museum Entrance / Bay Street Interface, page 12 and 13*

Activity Node

Furthering riverfront activation, Activity Nodes are identified “as areas that activate Jacksonville’s waterfront by providing unique experiences along the St.

Johns Ribbon Riverwalk system” – *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 theme. 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.

Riverfront Activation

The design of Partnership Parcel ‘B’ should incorporate landscaping with the understanding that enhanced landscaping does not constitute activation. This parcel should utilize design elements from the Riverwalk as well as activation features from the Urban Open Space to transition the visitor from the Park Parcel to the Museum Parcel.

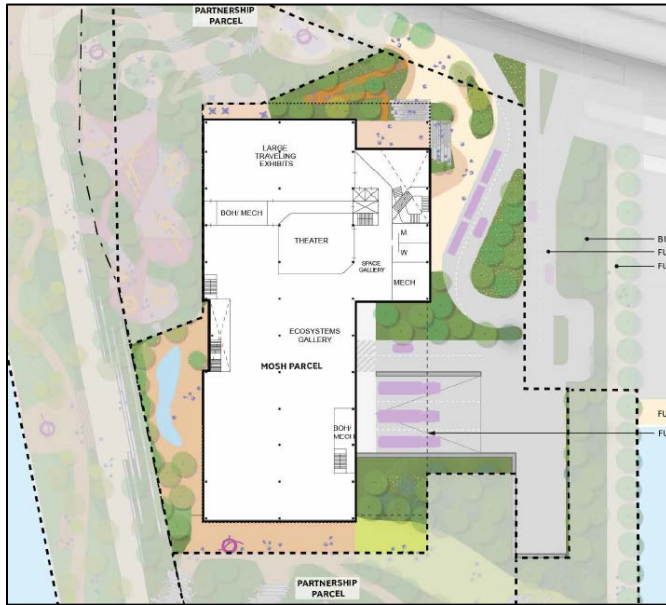
Iconic Building Design

The museum structure is intended to be a destination unto itself, and it is the expectation that DDRB will ensure that the facility is iconic, as defined by hallmarks such as being visually dramatic, unique, memorable, and timeless. It is expected that the design of the structure will be inspired by the site and vice versa. DDRB will approve an iconic building that activates Bay Street, Hogan’s Creek and the St. Johns River.



The first-floor plan proposes approximately 16,200 square feet of gallery exhibit space. Much of the floor consists of administrative and educational space. The “front door” of the building is in the northeast corner, and a café space is planned for the northwest corner. The Hixon Exhibit, exclusive to MOSH visitors, is located outside along the west elevation. The red triangles identify points of egress.

*Proposed First Floor Plan, page 8*



The second-floor plan proposes approximately 37,800 square feet of gallery exhibit space. The majority of this floor is exhibit space; a theater is also included.

*Proposed Second Floor Plan, page 9*



As currently designed, the proposed roof plan is mostly flat, activated with a rooftop event terrace and circulation to the event terrace. The terrace itself is isolated to a small area of the roof along the eastern edge of the building.

*Proposed Roof Plan, page 10*

The museum building has been organized with the parking at grade below the building, and a berm structured around half of the parking providing a landscaped seat for the main structure. As shown in the renderings below, the museum building is designed to be an orthogonal, modern building, with a strong horizontal orientation and appearing to orient itself more towards the ground

than the sky. An angular metal sheathing appears to cover a glass box, with the glass elements peering out along the Bay Street, Hogan’s Creek, and St. Johns River elevations.



*Proposed Design, West Elevation, page 19*



*Proposed St. Johns South Facade, page 20*



*Proposed Front Facade, along Bay Street, page 21*

Development  
Standards

The guidance offered by DIA to DDRB in furtherance of the site plan and conditions established to date expect that the site and building will either (a) meet the Downtown Overlay Standards and be consistent with the Downtown Design Guidebook; 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 Bay Street, unless the site plan is revised to show the building sited towards the right-of-way;
- Places public entrances to the building along Bay Street, Hogan’s Creek and the St. Johns River;
- Provides ground floor activating uses at the Bay Street, Hogan’s Creek and the St. Johns River building frontages;
- Provides river and creek activation, that includes a science themed Activity Node;
- Features an iconic building; and
- Meets all conditions established by DIA.

**Staff Findings**

Staff has reviewed the entire MOSH submittal package and finds that, with regards to the design provided for the Partnership Parcel and the Park Parcel, the following items should be refined for consideration by DDRB:

- A clearly defined plan, strategy, or design is needed for the Urban Open Space where the Museum Parcel abuts the Bay Street right-of-way. As designed, the space is currently shown as lush landscaping and thoughtful hardscaping. While valuable, these elements do not constitute Urban Open Space, as defined above.
- The proposed site plan places the Activity Node beacon at the northwest corner of the site. This feature should be sited along the southern-most portion of the property so that it is easily viewed from the St. Johns River.

**Staff Recommendation**

Staff has reviewed the proposed site plan of the Museum Parcel, concentrating on the following: activation for the Urban Open Space area where the parcel abuts the right-of-way; activation of the building envelope and its interface with the exterior parcels; the design of the building envelope (where provided) and access points to the building. If DIA finds that the site plan is sufficient for approval, then Staff recommends the following conditions:

1. As designed, the museum structure contains a habitable rooftop feature that only covers a small portion of the roof. Staff finds that the expansive flat roof is underutilized in the current design.

Opportunities exist for additional activation or programming on the rooftop, especially when aerial images of the Sports and Entertainment District are frequent and desirable. The City’s future resilience initiatives contemplate using green roofs as adaptation features; a green roof would be considered activation.

2. Considering the function of the overall site, the property essentially has two frontages – one along Bay Street and one on the St. Johns River. As such, access points to the building from the streetscape, Hogan’s Creek, and St. Johns River should be connected and prominent. Generally, the building envelope along the waterfront (creek and river) and Bay Street should be visually interesting and welcoming. Acting as a wrap-around porch, these elevations could provide an opportunity for the design of the museum to “spill over” into the site.
3. The site plan shows the Hixon Exhibit space located along the west elevation. The enclosed, exterior exhibition space appears to occupy approximately half of the ground floor on the elevation that fronts Hogan’s Creek and the St. Johns River. As such, MOSH should consider relocating the enclosed space to the west side of the structure, near the southeastern corner of the building. If relocation is not possible, the enclosure should offer enough transparency so as not to obscure waterfront views nor allow the structure to “turn its back” to the waterfront.
4. The continuous right-turn lane from Bay Street into the bus drop-off loop should be removed as it impedes the multi-use pedestrian path along Bay Street. Entrance to the site will only be via A Philip Randolph Boulevard.

**Notice of Disposition Design Requirements, Resolution 2022-01-03 and Resolution 2022-09-03**

In addition to the conditions for approval for Resolution 2022-09-03, 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 and 2022-09-03 in September by the DIA, which approved the disposition to MOSH, are met. Below are those design requirements, as well as the conditions for site plan approval within Resolution 2022-09-03. The following table will be provided to DDRB to ensure consistency with the design and site plan direction per Resolutions 2022-01-03 and 2022-09-03.

RESOLUTION 2022-09-03 TERM SHEET DESIGN CRITERIA	DESCRIPTION  (NOTE: ADOPTED RESOLUTION 2022-09-03 WILL BE PROVIDED TO DDRB AS SUPPLEMENTAL INFORMATION)
A	MOSH shall advise its design team to 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.
<b>B</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. <b>[Note: “may otherwise be approved” does not apply to building setbacks, the conditions of which are contained in Resolution 2022-08-03]</b> The site plan presented to the DIA will be deemed in compliance with the Downtown Overlay if a determination is made by the DDRB that the space between the building and the Bay Street frontage, as finally designed, is consistent with the Downtown Zoning Overlay and constitutes qualified urban open space, or a deviation from the “build to” line, meeting the criteria established in the code, is granted by the DDRB. Site plan approval by the DIA is not a determination that either criterion has been met, but assumes one or the other will be, or a revised site plan will be presented to the DIA. 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.
<b>C</b>	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.
<b>D</b>	Furthermore, the building should be designed to engage with the Bay Street consistent with the Downtown Zoning Overlay, Downtown Design Guidelines, and such further guidance as may be provided by the DIA and DDRB boards in an upcoming workshop. DIA envisions a walkable activated corridor, and this site needs to contribute to the activation of the Bay 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. 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.
<b>E</b>	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 which the DIA and the City shall provide to MOSH no later than October 1, 2022.
<b>F</b>	A site plan will be submitted by MOSH to the DIA for the Museum Parcel (inclusive of approximate building dimensions, setbacks, entrances, uses and engagement on Bay and the riverfront) on or before March 31, 2023, demonstrating compliance with this disposition term sheet, the Downtown Zoning Overlay, Downtown Design Guidelines, as the same may be clarified or expanded upon during a workshop between the DIA and MOSH held no later than October 19, 2022.

<b>G</b>	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.
<b>H</b>	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, a storm surge simulation summary memorandum has been provided to MOSH by the City which provides data and projections regarding flood elevation levels for the Property.
<b>I</b>	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. The City will provide standards for the design requirements of this paragraph no later than March 31, 2023.
<b>J</b>	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. The node marker may be incorporated into the building design or as part of the Park Project.
<b>K</b>	The design will include access to and features complementing the portion of the Riverwalk located adjacent to the Property.
<b>L</b>	Landscaping will comply with the City’s standards and the Downtown Design Standards. The 50-foot strip of land adjacent to the bulkhead and Hogan’s Creek within which the Riverwalk will be constructed will comply with the Riverwalk Plant Palette.
<b>RESOLUTION 2022-08-03 SITE PLAN CONDITIONS</b>	<b>DESCRIPTION  (NOTE: THE BELOW DESCRIPTIONS ARE EXCERPTS OR SUMMARIES. THE ADOPTED RESOLUTION 2022-08-03 WILL BE PROVIDED TO DDRB AS SUPPLEMENTAL INFORMATION)</b>
<b>SECTION 2.a</b>	No less than 50,000 SF of Exhibit Space shall be constructed within the museum facility.



<b>SECTION 2.b</b>	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.
<b>SECTION 2.c</b>	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.
<b>SECTION 2.d</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, 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.
<b>SECTION 2.e</b>	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.
<b>SECTION 2.f</b>	There shall be no vertical structures within the 100 foot setback. Any pavement in the 100- foot setback area shall be screened and landscaped.
<b>SECTION 2.g</b>	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.
<b>SECTION 2.h</b>	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.
<b>SECTION 2.i</b>	The location of vehicular drop-off, bus queuing, and building loading [A Philip 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.
<b>SECTION 2.j</b>	<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>
<b>SECTION 2.k</b>	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.
<b>SECTION 2.l</b>	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 placement and may be a sidewalk extension adjacent to the right of way.
<b>SECTION 2.m</b>	The design will include access to and features complementing the portion of the Riverwalk located adjacent to the Property.
<b>SECTION 2.n</b>	Landscaping will comply with the City’s standards, Downtown Design Standards, and the Riverwalk Plant Palette within the Riverwalk adjacent portion of the Property.