

**RESOLUTION 2022-12-07**

**A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING WITH CONDITIONS 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 Parcel is 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.** The DIA hereby approves the Site Plan for the Museum Parcel subject to the following conditions:

1. Building egress points to Bay Street 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. The museum's rooftop shall be activated consistent with the Downtown Zoning Overlay.
3. The Activity Node beacon shall be located along the St. Johns River frontage, at the south end of the property.
4. MOSH shall maximize transparency of, and minimize opacity of, the Hixon Exhibit space consistent with applicable wildlife (animal husbandry) regulations.
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, however a right turn lane at the signalized intersection may be allowed subject to traffic Engineering approval.

**Section 4.** 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 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. 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);
- c. The changes implement conditions adopted by the DIA Board
- d. The changes move, but do not reduce the number of, entrances and exits and connectivity to the park and partnership parcels
- e. 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: 6 Opposed: 0 Abstained: 0

# EXHIBIT A

## MOSH GENESIS DIA CONCEPT REVIEW

MOSH CONCEPT REVIEW  
DECEMBER 2022

SCAPE

# PARCEL DELINEATION PLAN

-  Museum Parcel
-  Partnership Parcel
-  Park Parcel

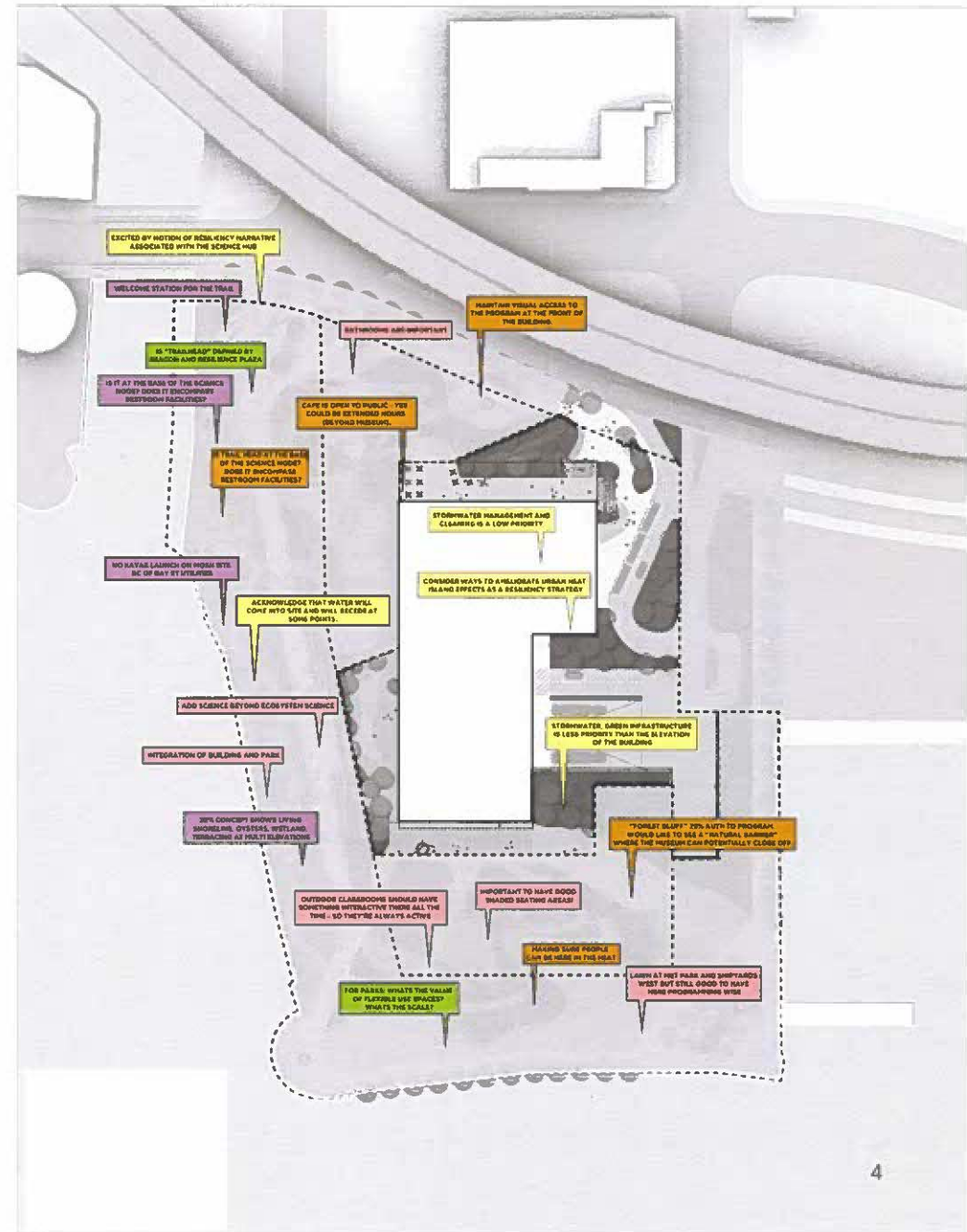
MOSH CONCEPT REVIEW  
December 2022





**MOSH CONCEPT REVIEW**  
December 2022

# PROGRAMMING AND STAKEHOLDER FEEDBACK

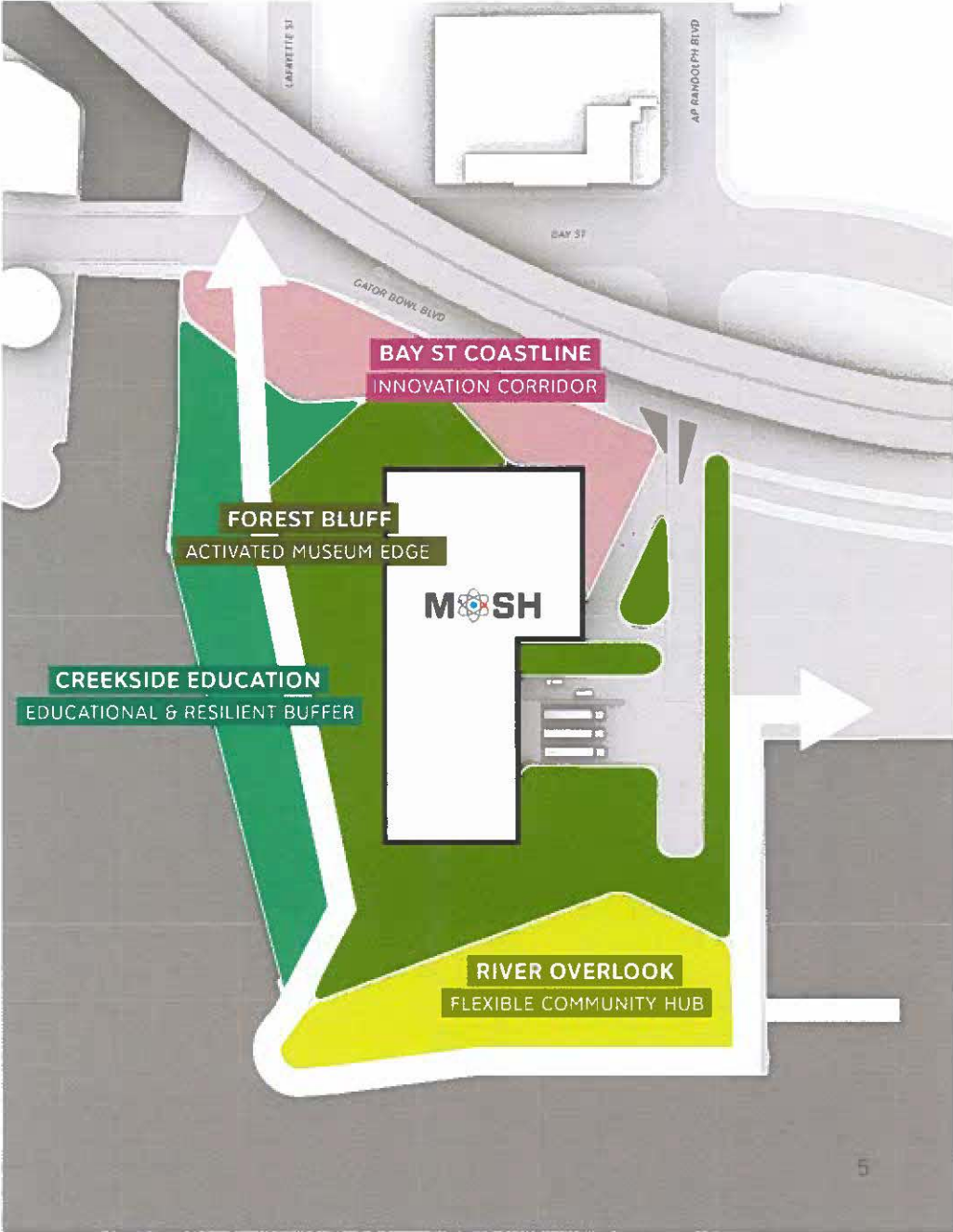


## LEGEND

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

MOSH CONCEPT REVIEW  
December 2022

# CONCEPTUAL FRAMEWORK





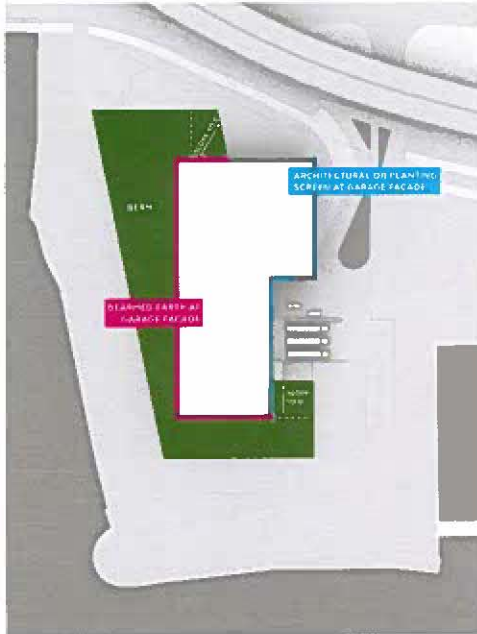
# CONCEPT PLAN

- LEGEND**
- ① CHILDREN'S MUSEUM ENTRANCE
  - ② MUSEUM ENTRANCE
  - ③ BUS & MUSEUM DROP-OFF
  - ④ CAFE
  - ⑤ MIXON 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

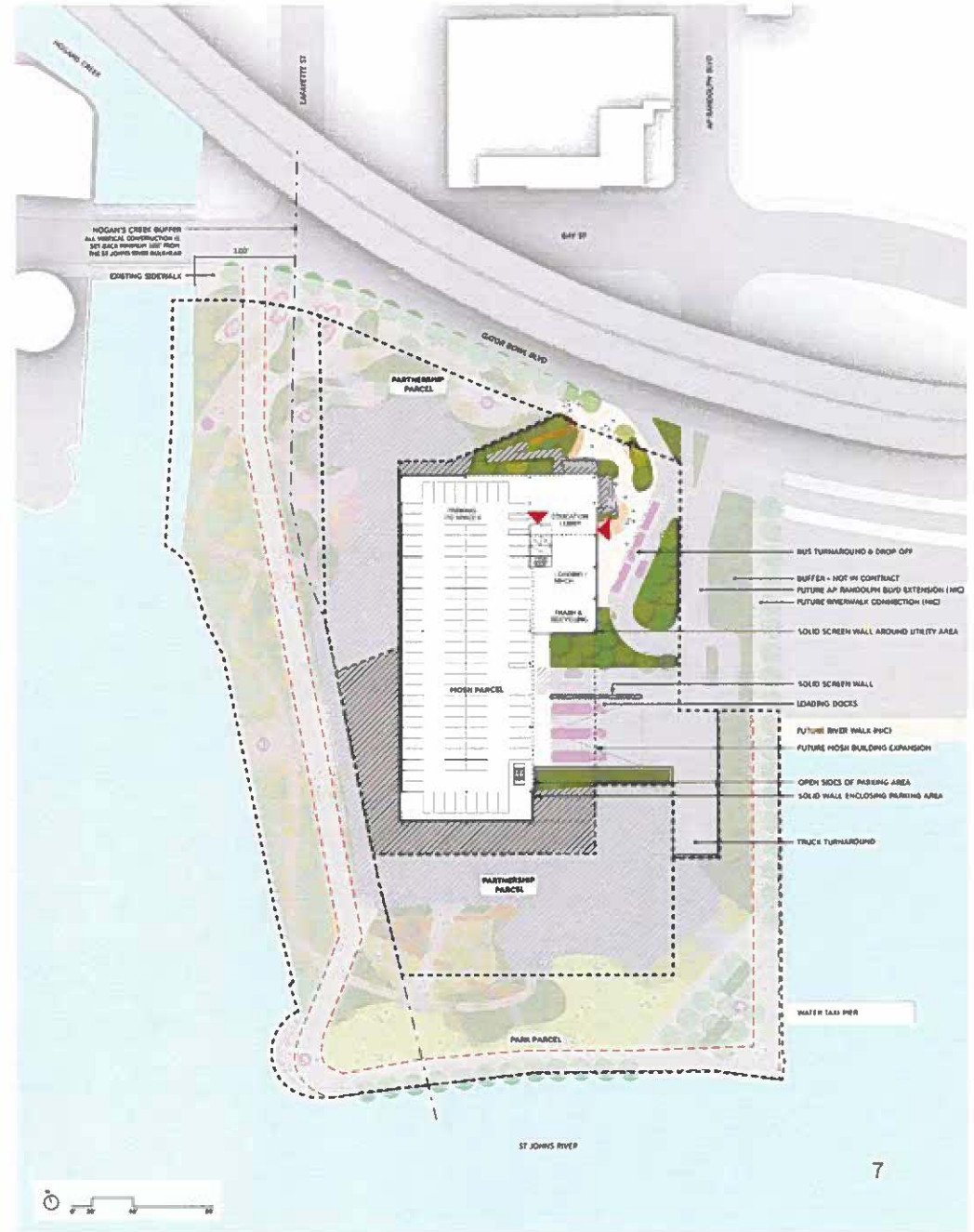


Parking Screening Approach Diagram

**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**

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December 2022

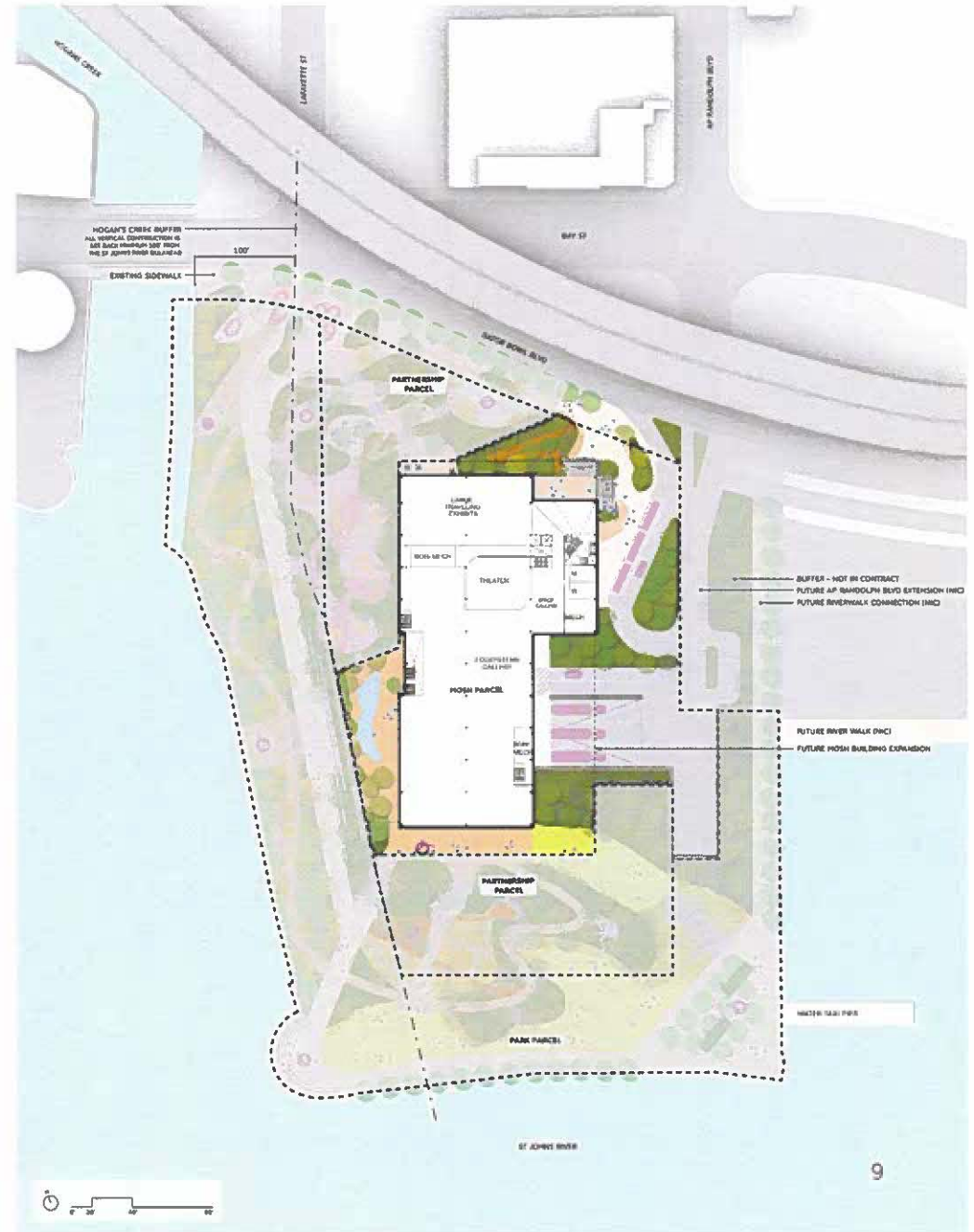


# SECOND FLOOR PLAN

## Gallery Space Summary

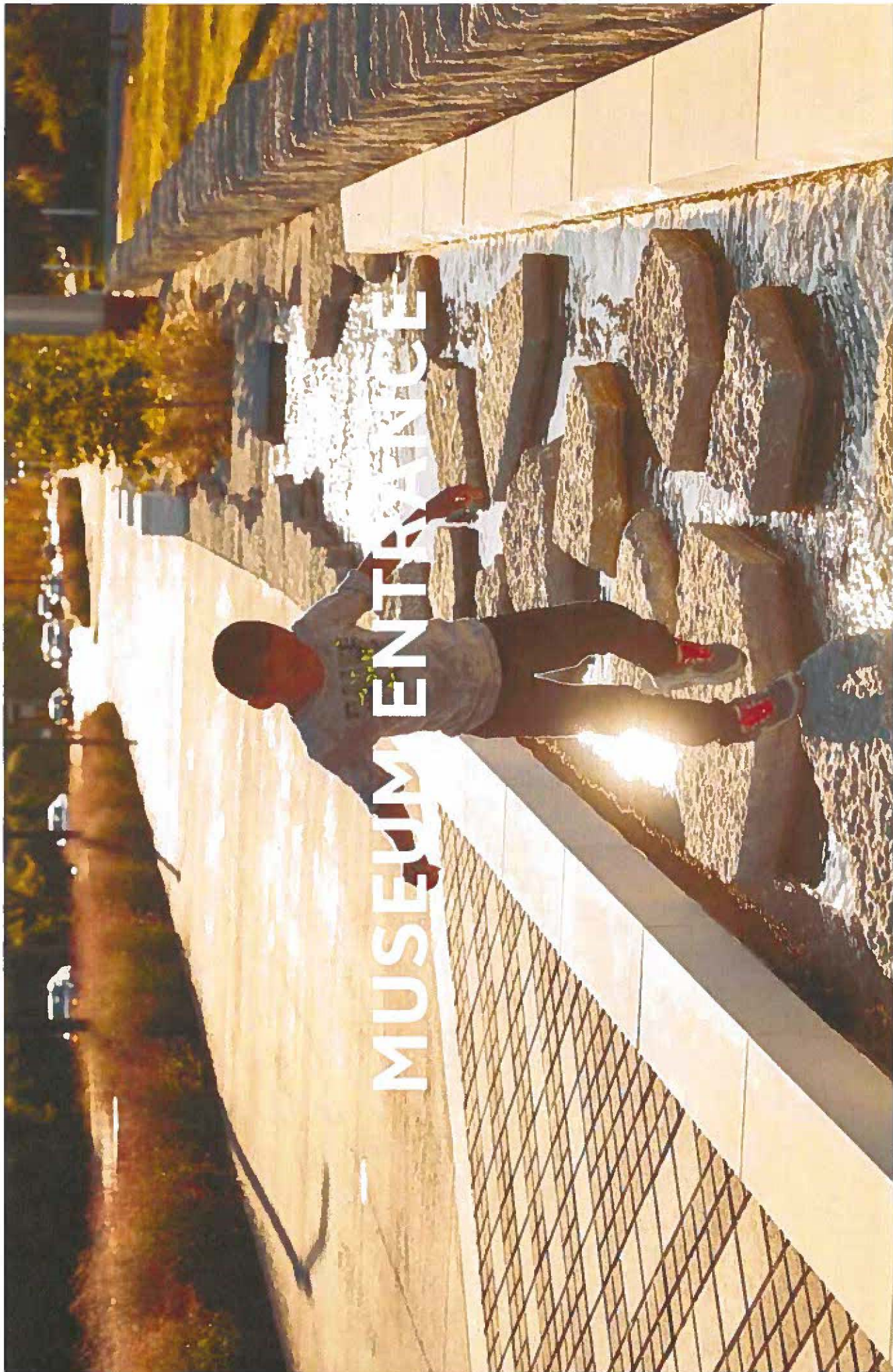
First Floor:	16,200 SF
Second Floor:	37,800 SF
<b>Total:</b>	<b>54,000 SF</b>

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December 2022





# MUSEUM ENTRANCE



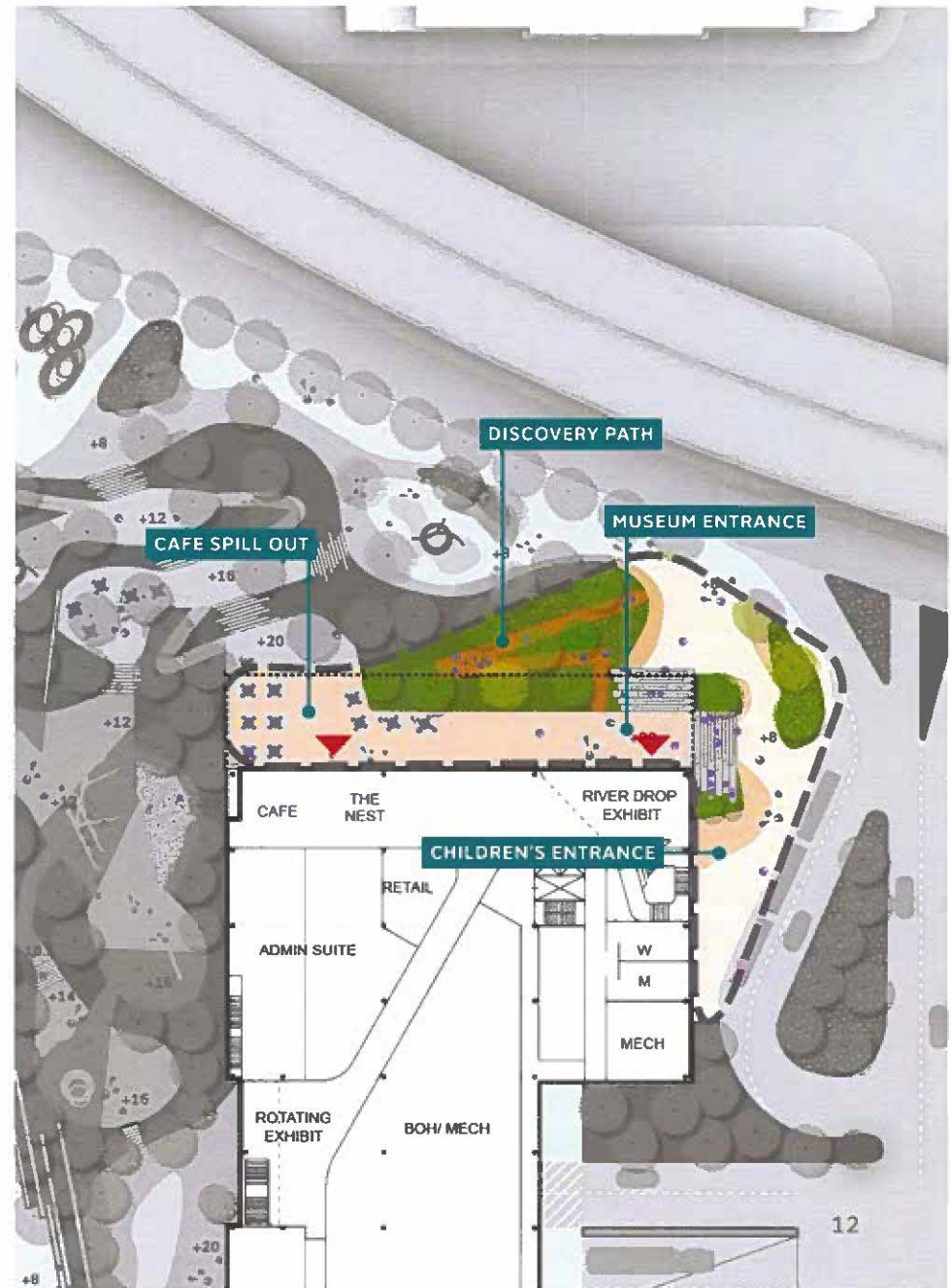
# MUSEUM ENTRANCE

## 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



MOSH CONCEPT REVIEW  
December 2022



# VIEW - MOSH ENTRANCE



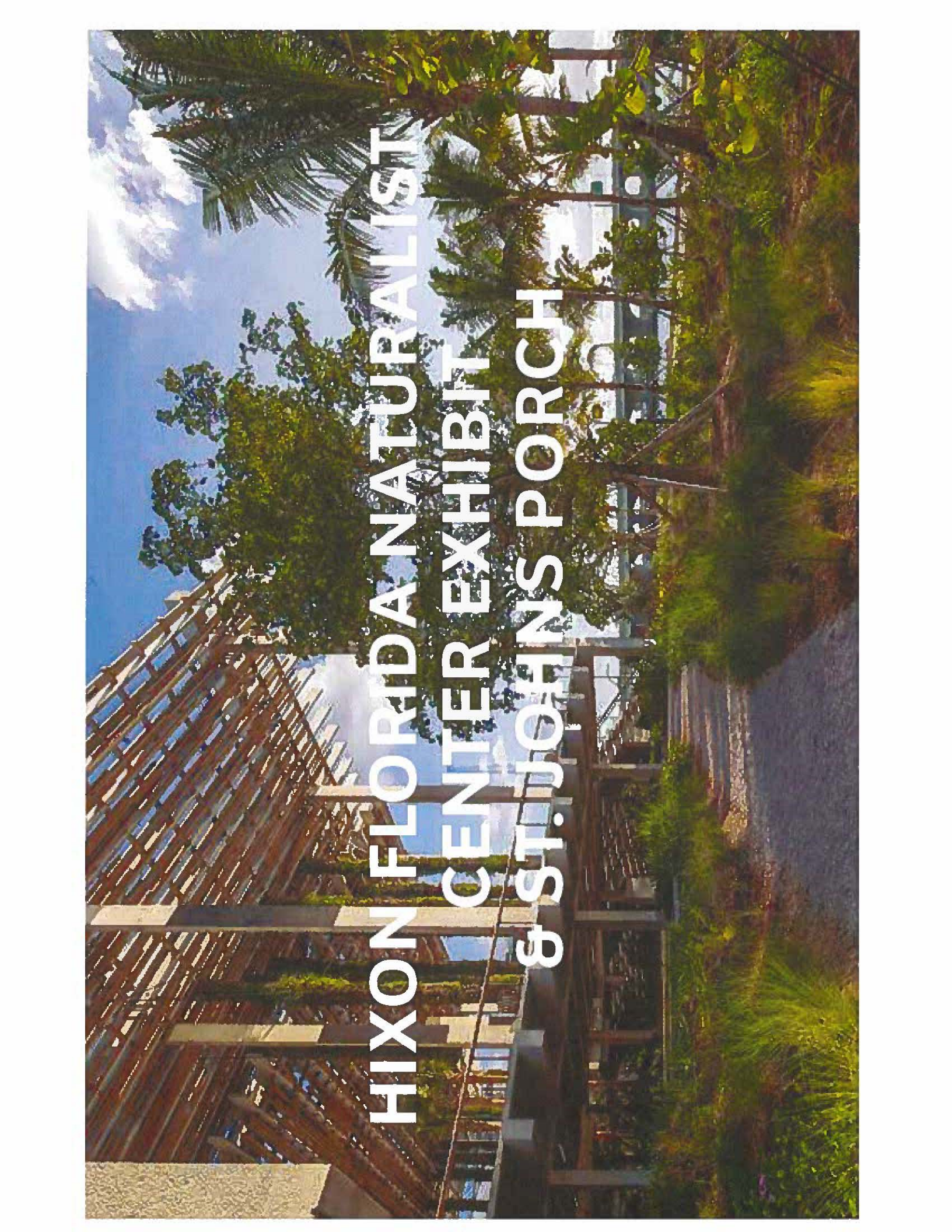
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# VIEW - PUBLIC CAFE TERRACE



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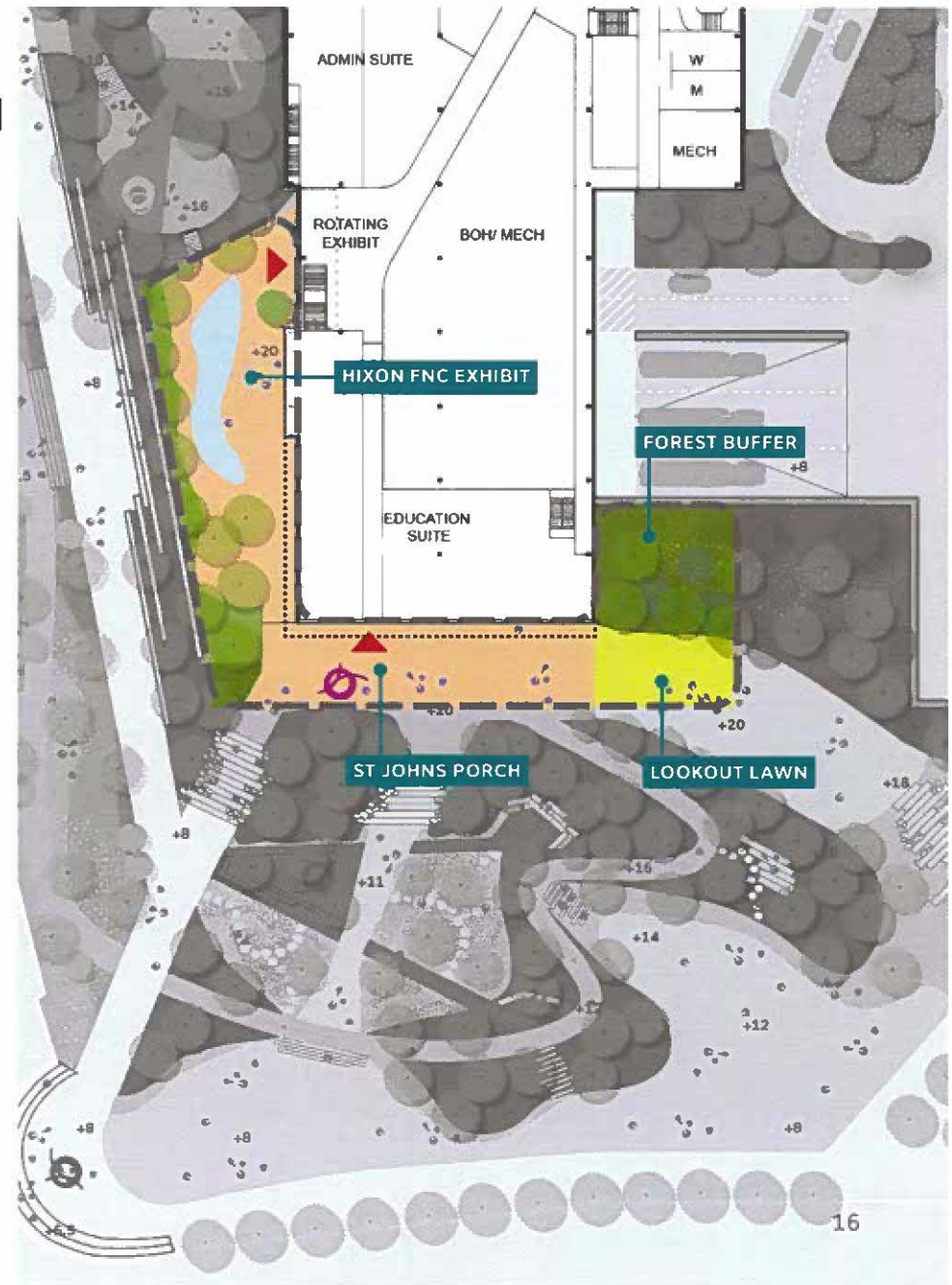


# HIXON FLORIDA NATURALIST CENTER EXHIBIT & ST. JOHNS PORCH

# 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



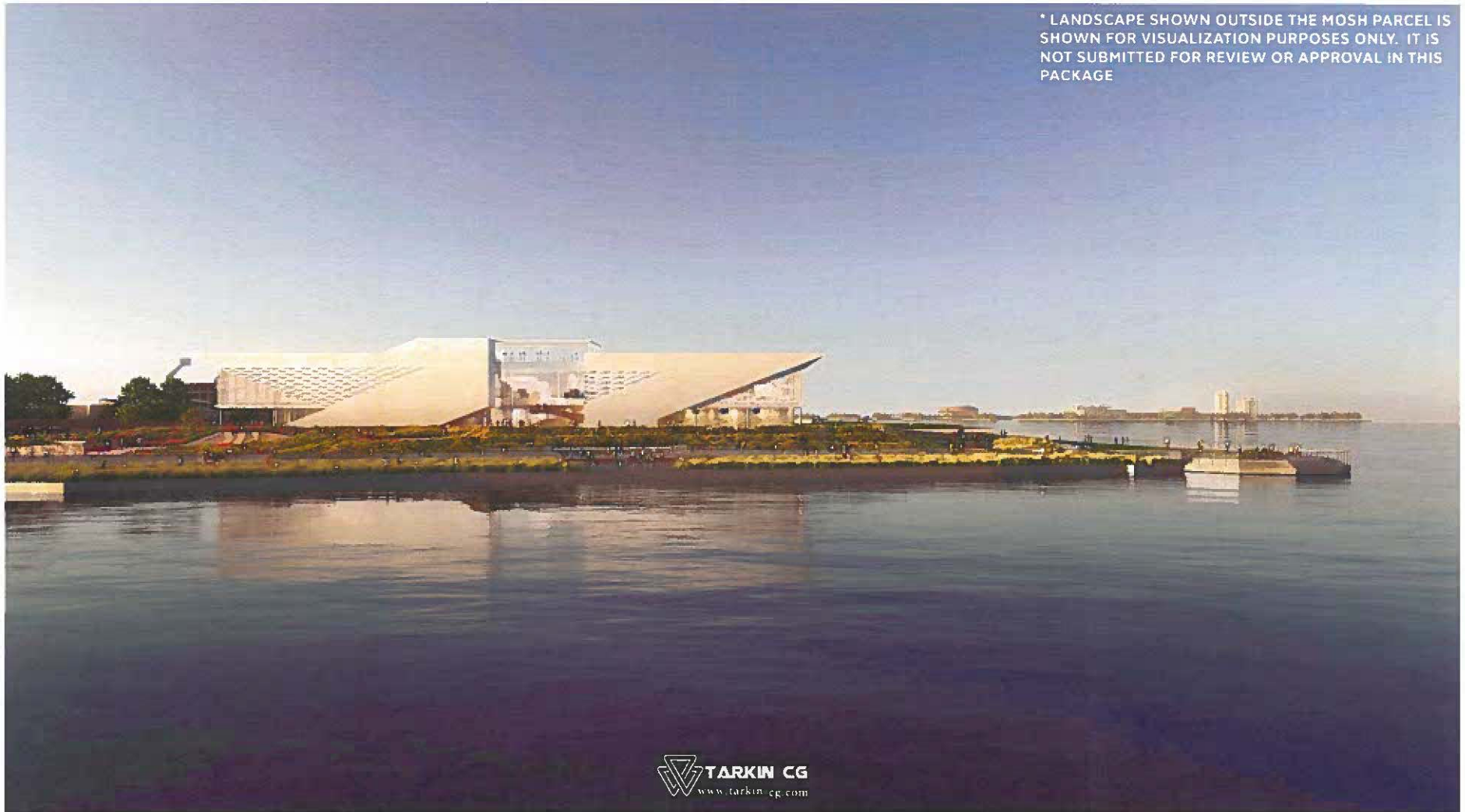
# VIEW - ST JOHNS PORCH



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# BUILDING IN CONTEXT

## BUILDING VIEW - WESTERN FACADE



## BUILDING VIEW - ST JOHNS SOUTH FACADE



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December 2022

## BUILDING VIEW - BAY ST FACADE



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