

330 East Bay Street – Ford on Bay
Notice of Disposition (2026)
Summary Evaluation and Scoring Criteria

The Downtown Investment Authority (DIA) shall consider all such redevelopment or rehabilitation proposals submitted pursuant to this Notice of Disposition, providing that such responses are found sufficient pursuant to the minimum submittal requirements, considering the financial and legal ability of the persons or entities making such proposals to carry them out. The Downtown Investment Authority may negotiate with any persons for proposals for the purchase, lease, or other transfer of the property subject to this Notice of Disposition and may accept such proposal as it deems to be in the public interest and in furtherance of § 163.380, *Florida Statutes*, the Community Redevelopment Area Plan for the Northbank Downtown Community Redevelopment Area. Further, the DIA will evaluate proposals submitted in response to the 330 East Bay Street Notice of Disposition based on the criteria outlined below. These criteria are intended to assist the DIA in identifying a highly qualified, experienced, and well-capitalized Development Team capable of delivering a transformative project on one of Downtown Jacksonville's most prominent riverfront sites. *The metrics provided by these Scoring Criteria will be used by the scoring committee in order to inform a decision by the DIA Board. Ultimately, the DIA Board may accept a proposal it deems to be in the public interest and in furtherance of § 163.380, Florida Statutes, and the Community Redevelopment Area Plan for the Northbank Downtown Community Redevelopment Area.*

The DIA places significant emphasis on execution capability, financial strength, and projects that further the Redevelopment Goals and Strategic Objectives found within the Northbank Downtown Community Redevelopment Area Plan. Respondents are encouraged to clearly and directly address each criterion in their proposals.

1. Development Team Experience & Track Record (20 Points)

- Mixed-use projects, with particular focus on hospitality, restaurants, and retail experience.
- Public-Private Partnership Experience – Experience partnering with municipalities, Community Redevelopment Agencies, or public landowners. Specific experience developing within an urban, designated Community Redevelopment Area preferred.
- Team Composition and Continuity – Strength, clarity, and continuity of the proposed development team, including evidence that key team members have successfully worked together on prior projects.

2. Financial Capacity & Capital Structure (20 Points)

- Financial Strength of Lead Developer – Balance sheet capacity and financial standing sufficient to carry predevelopment, entitlement, and construction risk.

- Credibility of Capital Stack – Clarity, realism, and completeness of the proposed capital structure, including appropriate assumptions for equity, debt, and timing.
- Equity Commitment and Partner Strength – Identification and credibility of equity partners, including evidence of committed or highly probable equity sources.
- Debt Strategy and Financing Relationships – Identification of lending partners, reasonableness of debt terms, and demonstrated track record of closing similar financing structures.
- Demonstration of the capacity to meet a performance schedule that at a minimum shall identify design commencement and design completion; permitting (horizontal and vertical) commencement and completion; and construction commencement and completion.

3. Site Design & Massing Study Compliance (20 Points)

- Consistency with the Downtown Design Guidelines and the public and private form regulations within Chapter 656, Part 3, Subpart H of the *Jacksonville Code of Ordinances*.
- Consistency with the Riverwalk Continuity Plan as well as the Riverwalk Design Criteria.
- Compliance with Development Envelope – Consistency with the DIA-led massing study, including building envelopes, parcel limits, and development parameters.
- Site Planning and Circulation – Quality of site planning, access, circulation, and integration with Bay Street, the Riverwalk, Courthouse Drive and surrounding properties.
- Architectural Quality and Presence – Architectural expression, materials, and façade articulation appropriate for a prominent Bay Street and riverfront location.
- Compatibility with Future Phases – Ability of the proposed development to function independently while remaining compatible with anticipated future phases of site redevelopment.

4. Street Activation (10 Points)

- Quality and Credibility of Street-Facing Uses – Strength and feasibility of proposed retail, restaurant, or other publicly accessible ground-floor uses that contribute to street-level vitality.

5. Riverfront Activation & Public Access (15 Points)

- Riverwalk Integration and Public Access – Quality of the Riverwalk interface and provision of continuous, safe, and engaging public access along the riverfront.
- Courthouse Drive Treatment – Integration of Courthouse Drive as a publicly accessible riverfront element.

- Riverfront Programming and Activation – Quality and scale of riverfront uses.

6. Program Strength (15 Points)

- Alignment of proposed uses with DIA's preferred mix: hospitality, hotel, restaurant, entertainment, and a unique distinctive, destination-oriented concept that advances Downtown's redevelopment goals and delivers meaningful public benefits, including on-site employment, workforce development, and strengthening Jacksonville's position as a destination of choice.
- Development program's furtherance of the Redevelopment Goals and Strategic Objectives found in the Northbank Downtown Community Redevelopment Area Plan.
- Direct and Indirect Public Benefit and Economic Impact – Contribution to Downtown vitality, job creation, tax base growth, and overall public benefit.
- Operational Viability and Long-Term Success – Credibility of the long-term operations and management plan, including the ability to sustain activity and quality over time.

7. Interview (15 Points if necessary)

- The DIA may, at its sole discretion, choose to interview all or, based on the initial scorings pursuant to Criteria 1 through 6 contained herein, the highest ranked respondents.
- If an interviewing stage is elected by the DIA Board, interviews will be held in a public meeting of the DIA at a time and date to be determined.

The DIA reserves the right to consider the overall merits of each proposal, including execution risk, financial capacity, and the ability to deliver a high-quality, catalytic project. Proposals that demonstrate strong alignment with these criteria will be viewed more favorably in the evaluation process.