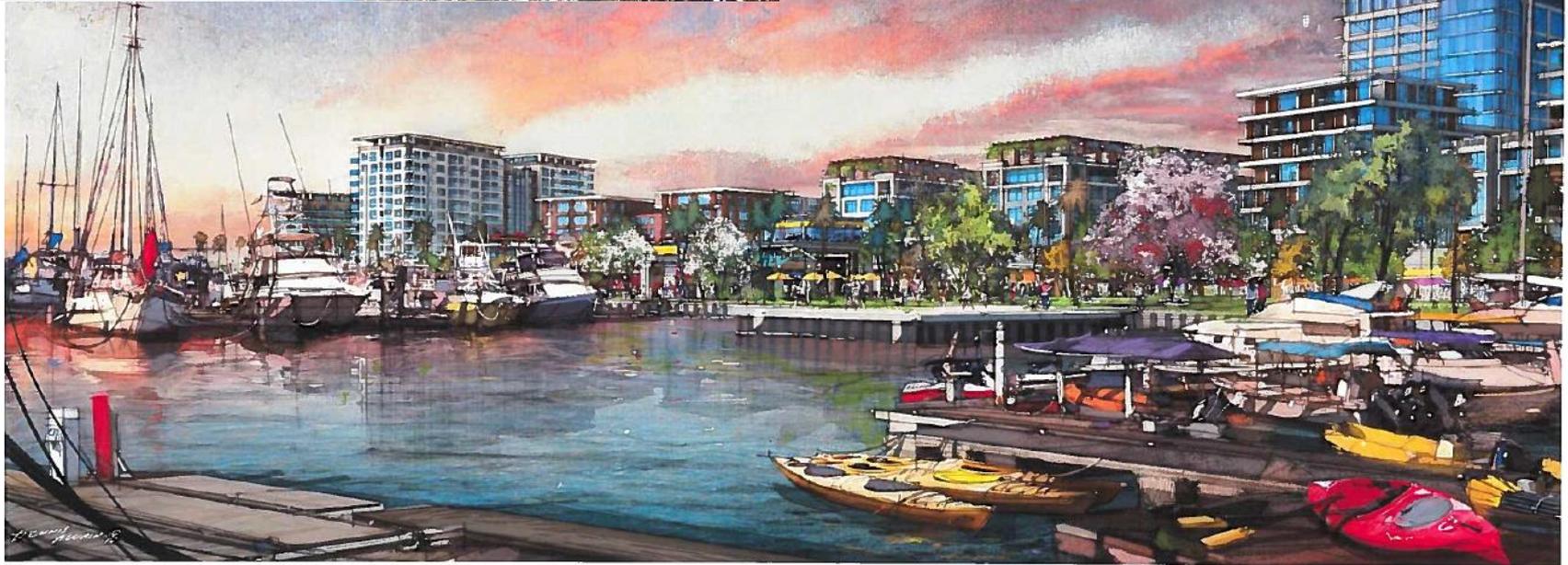
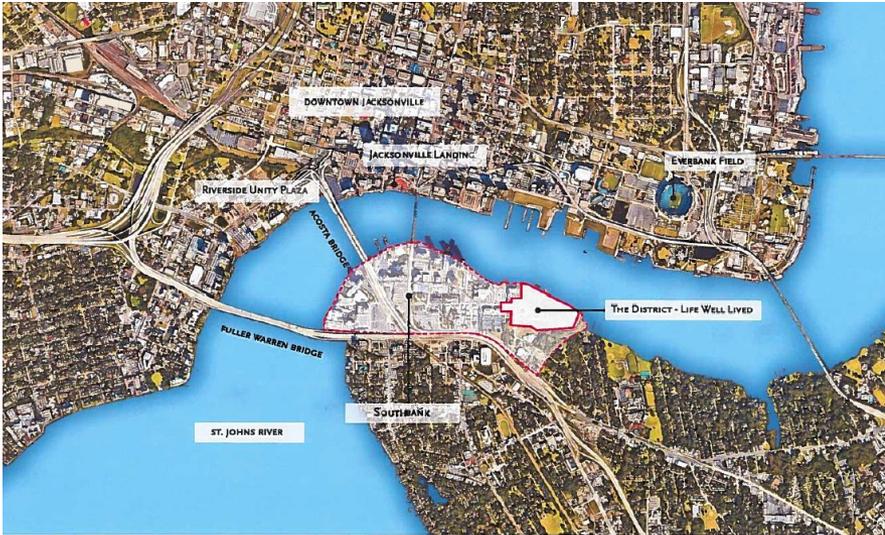


# The District



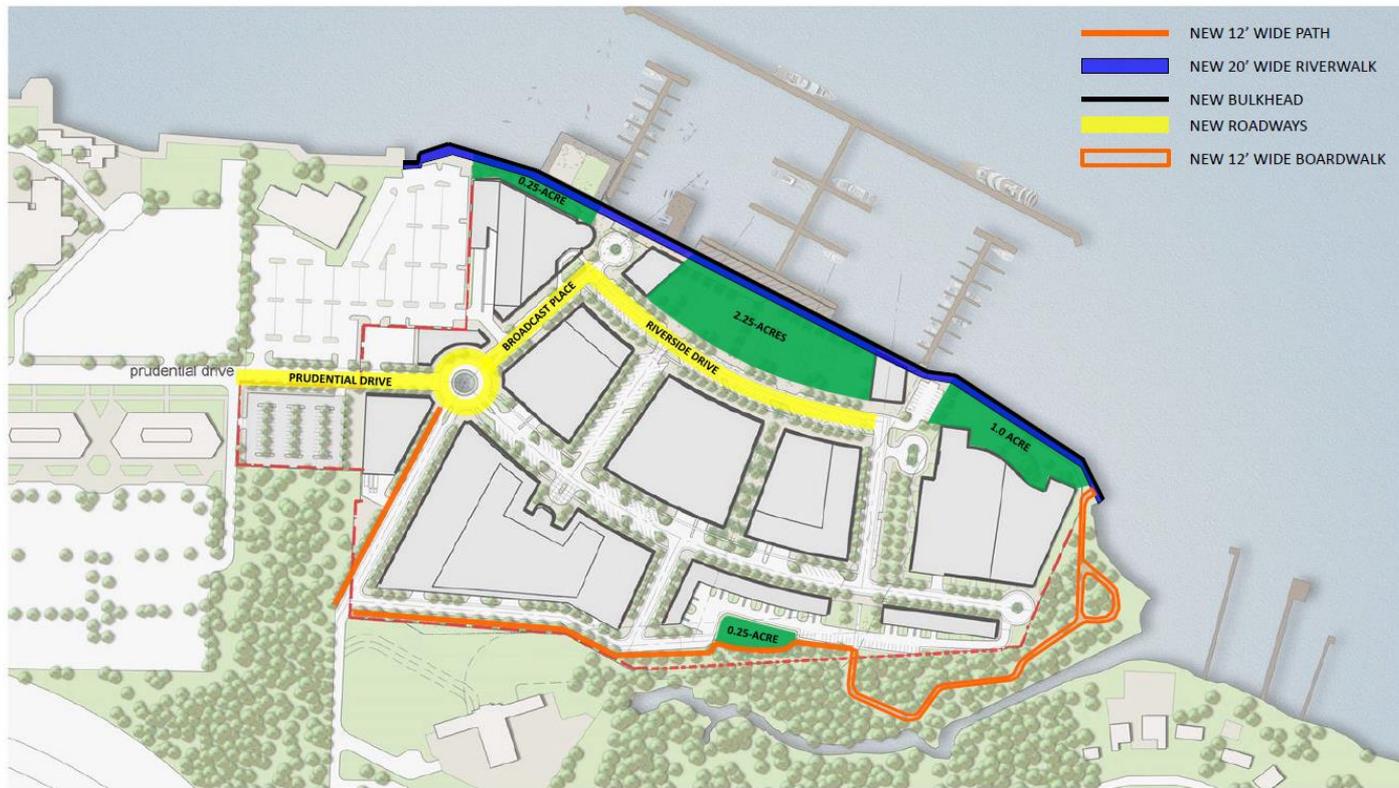
# Status

- Development approvals, 10 set, road designs, etc. all completed fall 2019
- CDD Bond Closing scheduled for January 2020
- Extension until April 13, 2020 granted (potential additional 90 days available)
- On 3/30 performance dates suspended due to Force Majeure
- In discussions re: resuming clock

# CRA Obligation

\$23+ M to construct Parks, Riverwalk, bulkhead and access road

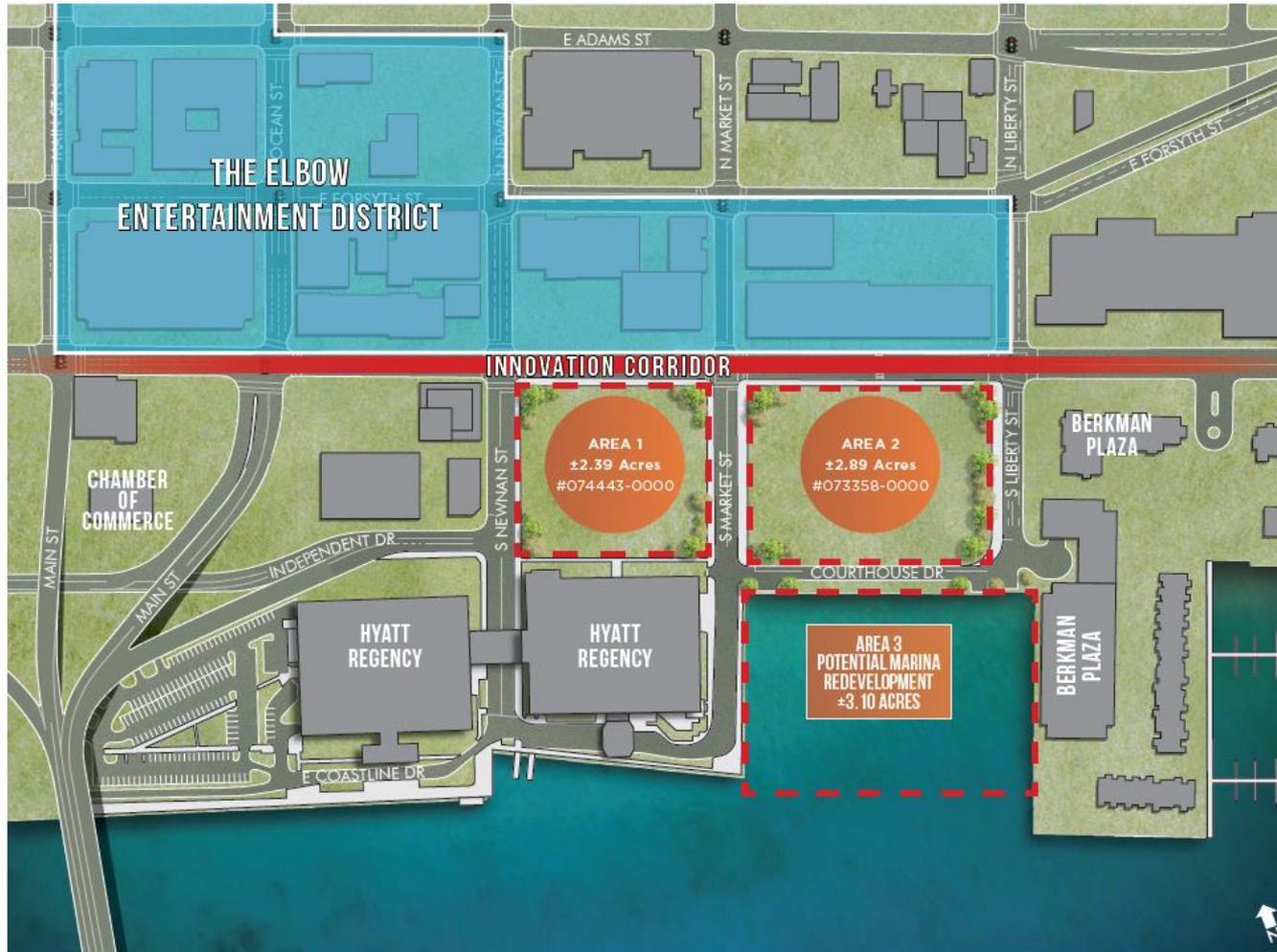
- \$8 million previously appropriated
- \$2M additional this year (ahead of projected funding timeline)



**SOUTH BANK CRA CAPITAL IMPROVEMENT PROJECTS**



# Former Courthouse and City Hall sites



# Status

## ➤ **Bid awarded in February to Spandrel Development**

2 Phases: one on Area 2 and one on Area 1 (ROFR)

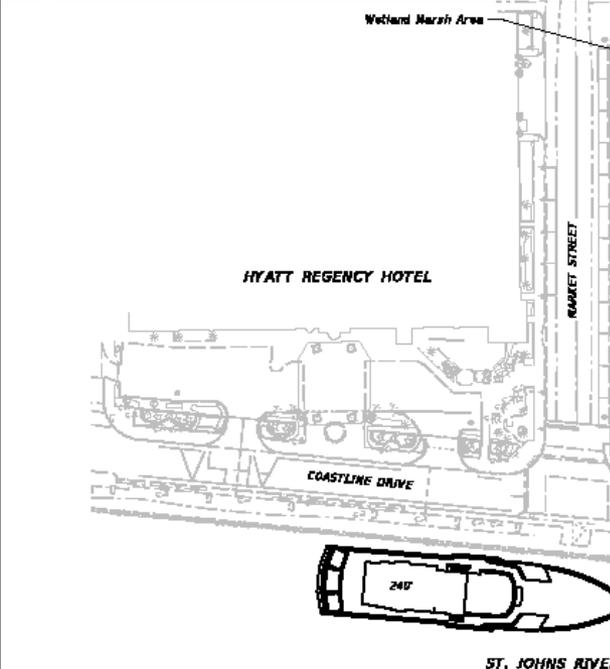
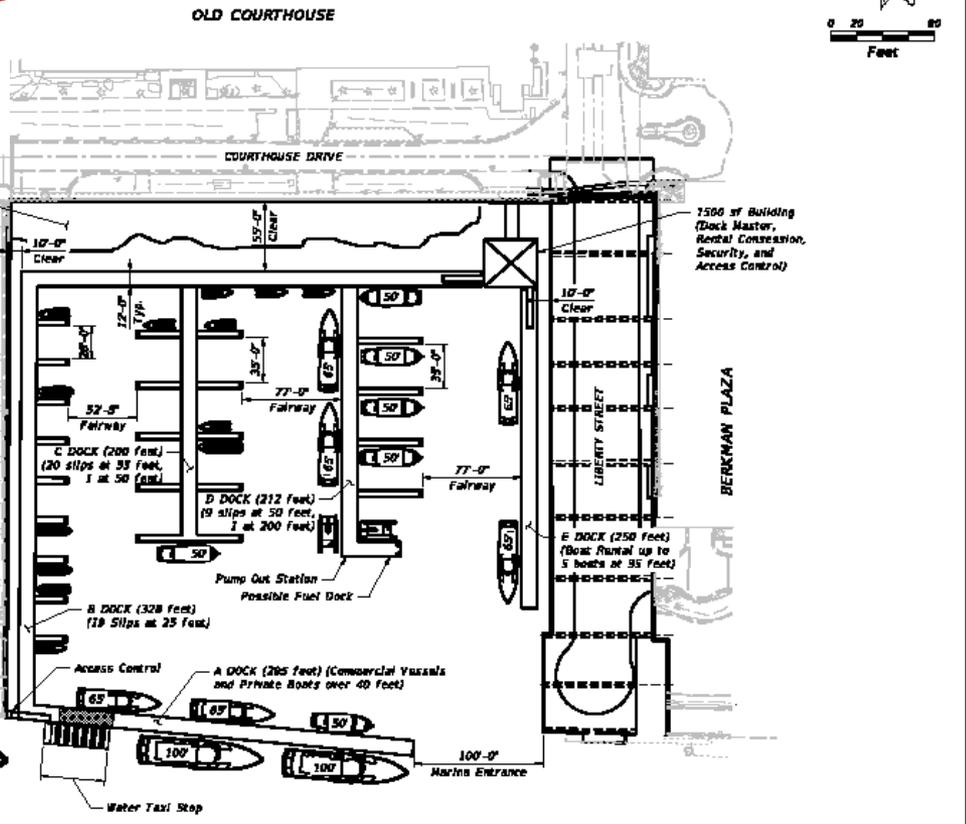
Phase 1: 272 residential units;  
37,240 square feet of retail;  
\$5M for Riverwalk,  
New street corridor to river  
Resilient

Phase 2: 230 residential units  
12,000 square feet of retail  
Resilient

## ➤ **Negotiation of term sheet on hold**

Developer has requested changes in timing, retail & CapX

# Design of marina in basin using FIND grant progressing



NOT FOR CONSTRUCTION  
FOR PLANNING AND DESIGN PURPOSES ONLY

REVISIONS				DATE	BY	DESCRIPTION

ALEX DARGASTA, P.E. P.E. LICENSE NUMBER 79464 ARRM, INC. 80748 BEECHWOOD PARK BLVD. SOUTH JACKSONVILLE, FL 32236 CERTIFICATE OF AUTHORIZATION 8430	DESIGN AUG 07-20 CHECKED AUG 07-20 DRAWN BY DATE	CITY OF JACKSONVILLE, FLORIDA	PROJECT MARINA CONCEPTUAL LAYOUT - ALTERNATIVE 1A	PREP. DATE 08/07/20
---	---	-------------------------------	--	------------------------

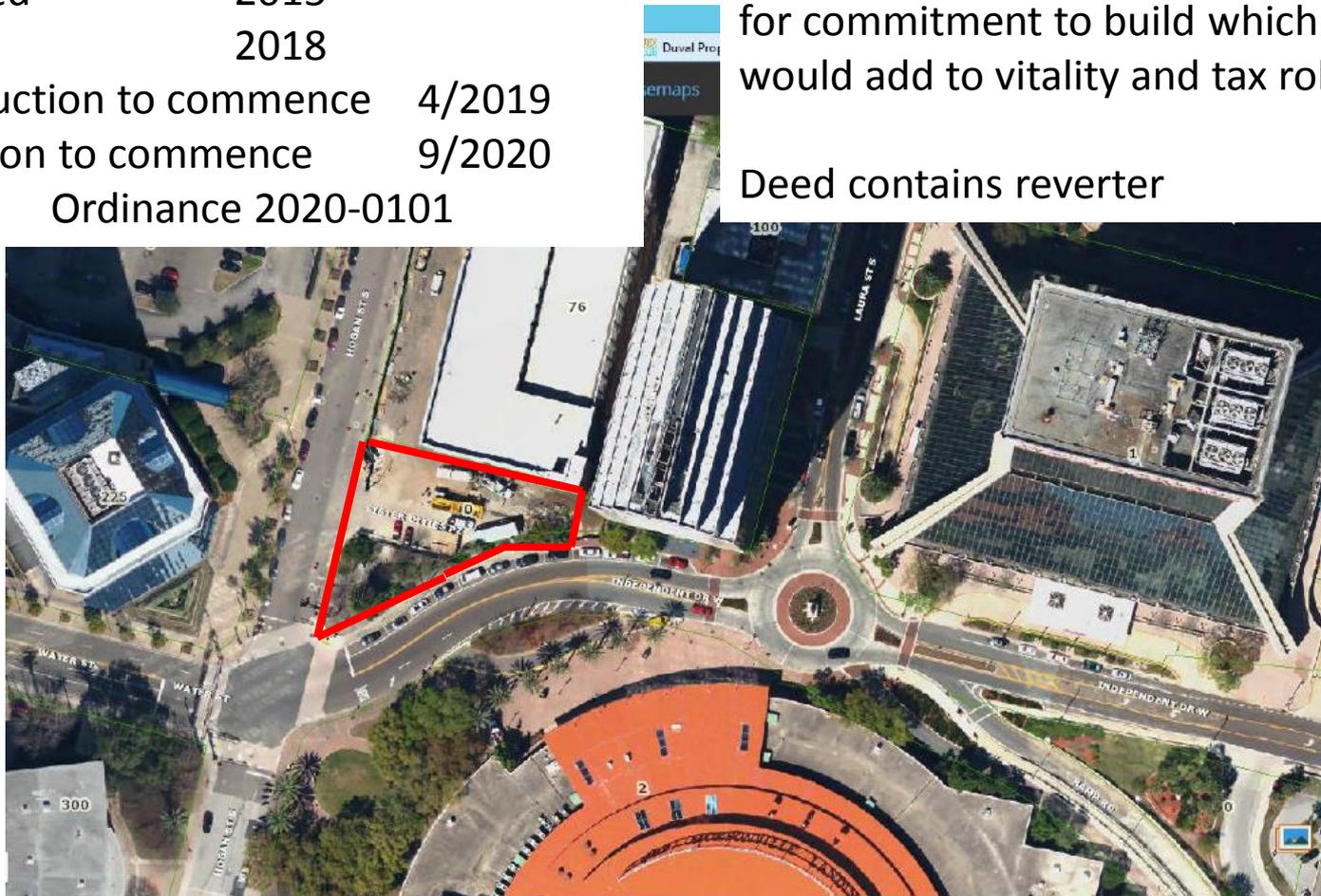
LIBERTY STREET MARINA  
DUVAL COUNTY, JACKSONVILLE, FLORIDA

# Sister Cities Parcel

Original Option      2011  
Assigned              2015  
Closed                2018  
Construction to commence    4/2019  
Extension to commence        9/2020  
Ordinance 2020-0101

Land sold for \$500.00 in exchange  
for commitment to build which  
would add to vitality and tax roll

Deed contains reverter



# Riverfront Plaza/Northbank Lawn

## EXISTING CONDITION

DRAFT 5/6/20

3



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

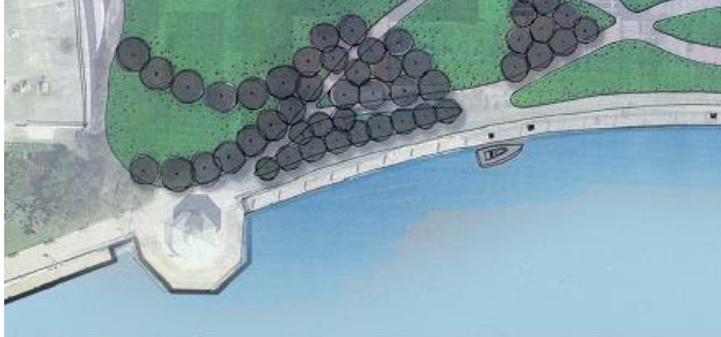
**Bridge ramp to be removed by FDOT  
Construction to begin Spring 2021  
Estimated completion end of 2021**

# Project Approach

1. Focus on Public Space first- let the design and use of that space shape adjacent private development
2. Define maximum public space
  - Laura view corridor open to the River
  - Setback behind riverfront sewer easement
  - Mid-rise or lower
  - Minimum functional pads for various uses
3. RFQ to select design teams; plan to follow competitive design process



These hypothetical buildings would only accommodate hotels or small office buildings



Development parcels too large



Jacksonville Landing Master Plan

Jacksonville Landing  
 Jacksonville, Florida  
 July 27, 2015  
 2212

# DIA has investigated how to maximize public space while providing two development pads

## POTENTIAL CONFIGURATIONS



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



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



OFFICE (BLOCK A) + RESIDENTIAL (BLOCK B) = 3.6 ACRES OPEN SPACE



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

- Presented are several possible configurations for a development incorporating combinations of office, residential, hotel, and retail land uses that maximize the open space available along the center and riverside portions of the site.
- In all options, the site has been bisected into Block A and Block B to continue the Laura Street corridor.
- Each land use option has been optimized to provide a maximum program in a minimum footprint.
- Locating Residential on Block A in a 5+2 configuration results in an inefficient layout that does not yield an acceptable number of units.
- For additional configurations refer to the land use options later in this document, and add the open space totals for different Block A and Block B configurations.

