



**DOWNTOWN INVESTMENT AUTHORITY**

# **DESTINATION: DOWNTOWN RIVERFRONT**

**Integrating world-class parks with high-quality development**

**Special Committee on Parks & Quality of Life – October 6, 2021**





# Vision:

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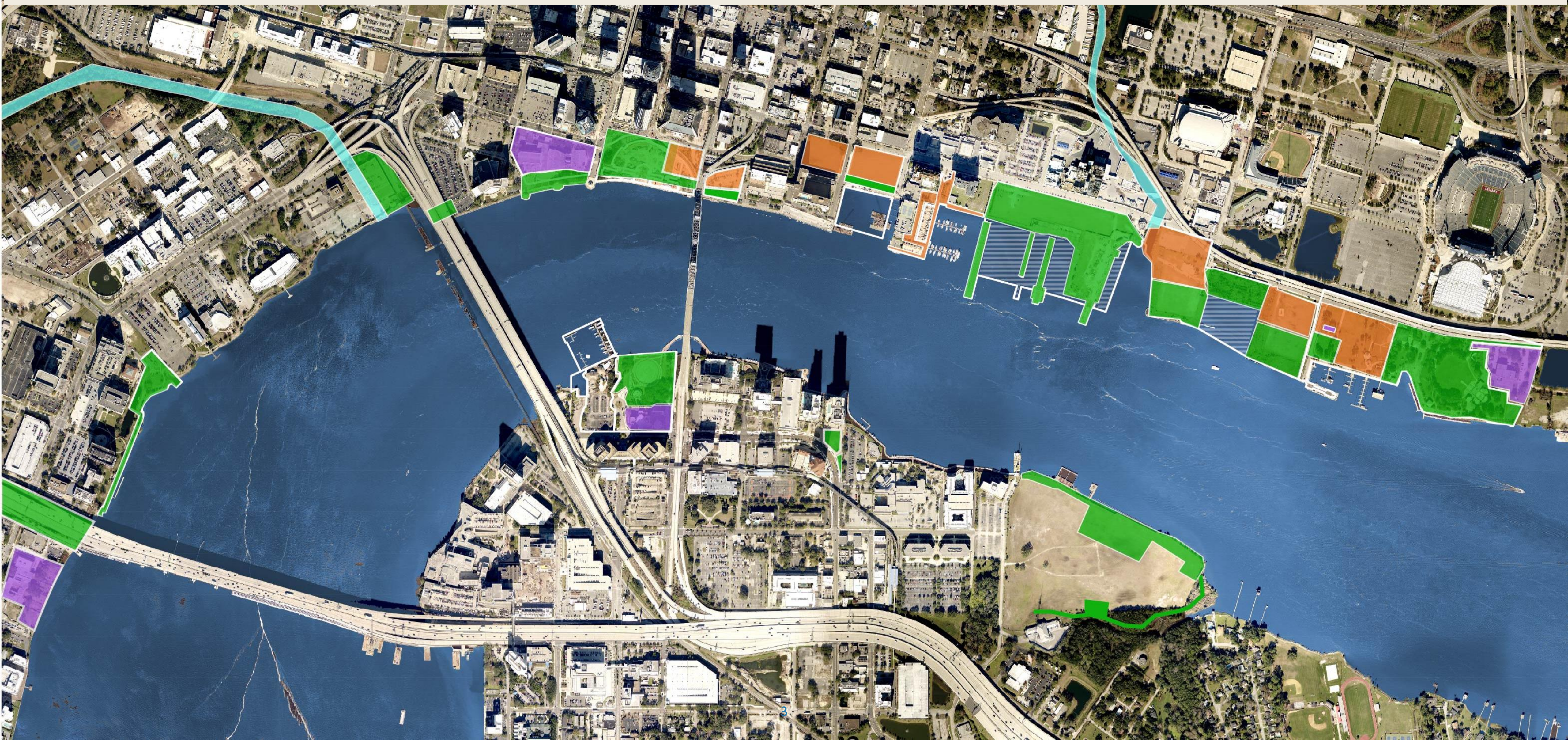
**An expansive, world-class waterfront destination that connects via a **cohesive Riverwalk** on both banks and integrates **quality riverfront developments** and **extraordinary park spaces** to support and elevate Downtown.**

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# A mix of parks, civic uses and private development is the answer

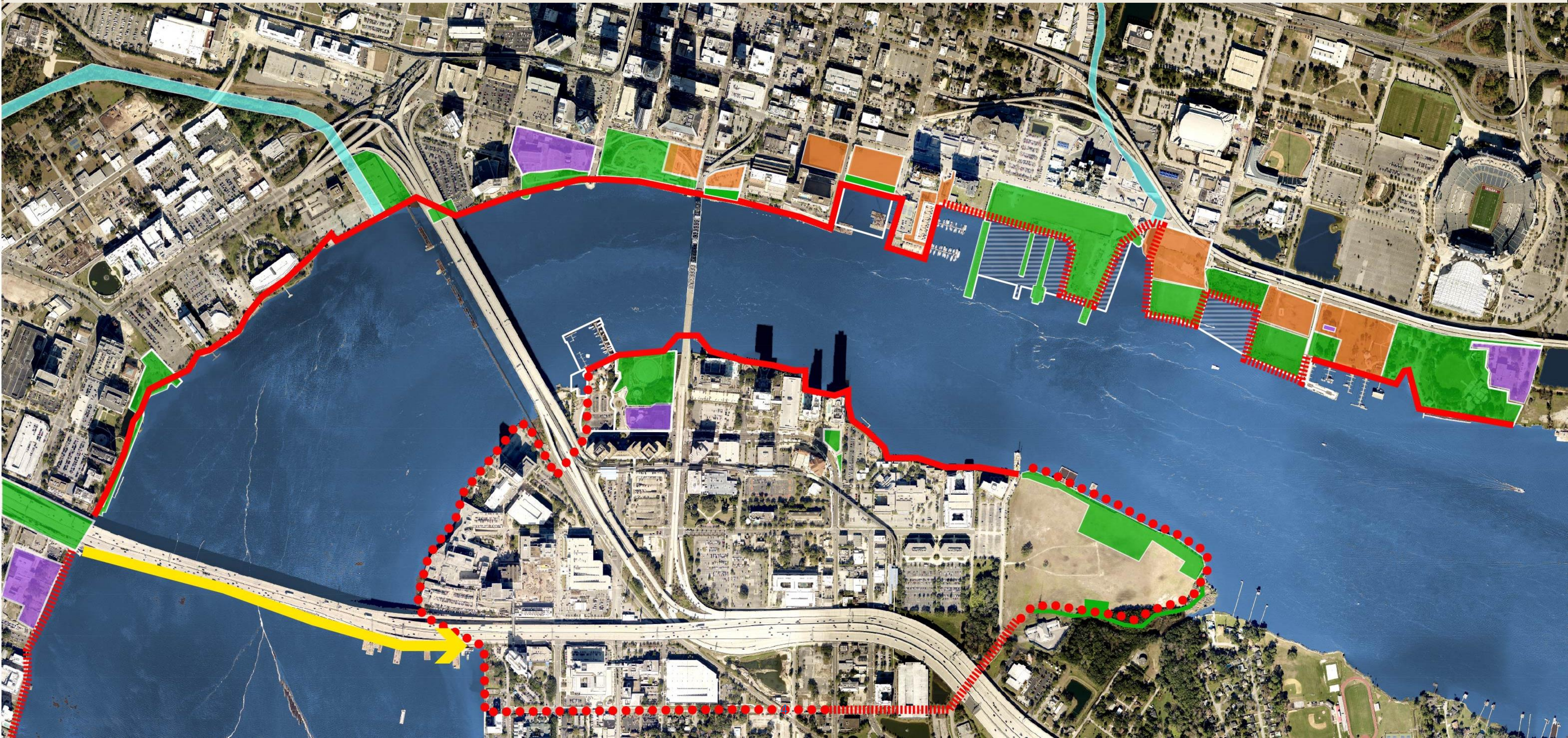
## To a vibrant and economically sustainable riverfront





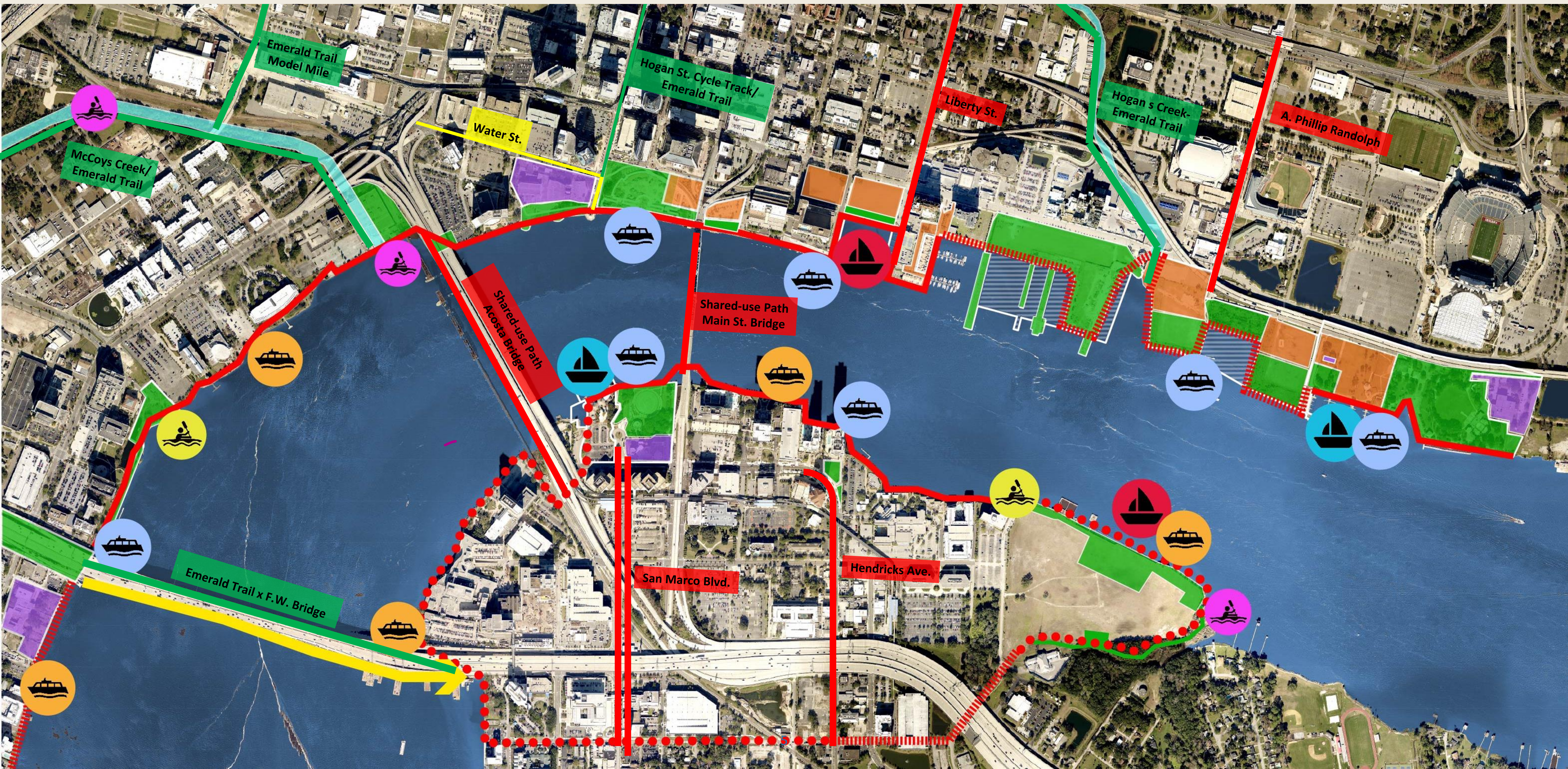
# The Riverwalk is the backbone

Providing a *cohesive and connected* system linking the River and Downtown





# Connectivity – aligning corridors connecting to neighborhoods with riverfront parks and water access





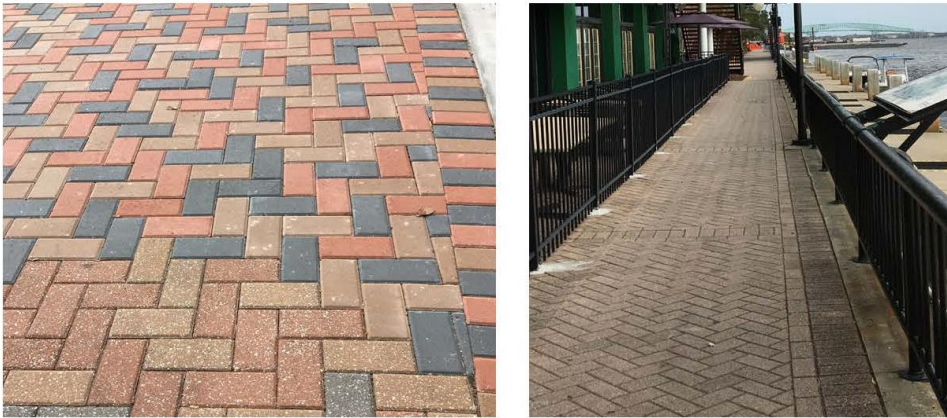
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# Where do we begin to create a cohesive and vibrant experience?

The Riverwalk today is a patchwork of materials, furnishings , landscape materials and storyboards.

**We start with what we already have...  
and weave the new in with the old.**





North Bank – Existing Paving (various types)



## Signage

Consistent transitional borders between different pavers

November 2017: SWA Plan

May 2019: 2019-196-E, codified the Riverwalk Design Criteria, Riverwalk Planting Palette and Thread Plant List, & the Riverwalk Wayfinding Standards

Standardized style for benches, light fixtures, and trash cans to blend with the existing on both the Northbank and Southbank; adding statement pieces

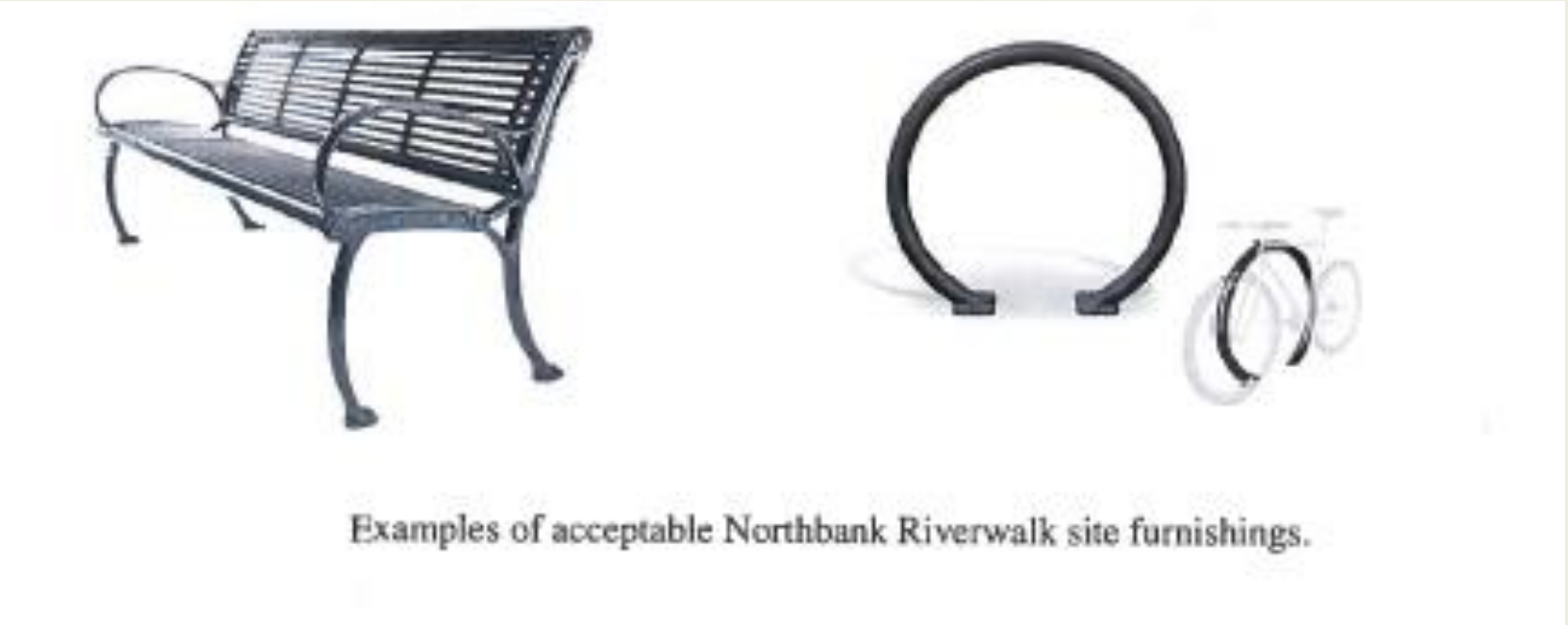


Adopted a Planting Palette and Thread Plant List that adds complementary planting to existing landscape

# Riverwalk Park Plant Palette

Botanical Name	Common Name	Native?	Size Mature Height	Flower Color	Light	Drought Tolerance	Soil Tolerance	Wildlife Attractor	Planting Notes (See Note 10/2/07)	Zone	Planting Category	Comments
Large/Small Trees												
<i>Acer rubrum</i>	Red Maple	Y	10' H.	Yellow-Green	Sun, Partial Sun	Well to Wet	Low	Yes	No	RW, Corp. Pop. N	Yes	Low salt tolerance, but flood tolerant
<i>Ardisia cuneata</i>	River Birch	Y	10' H.	Yellow	Sun, Partial Sun	Well to Wet	Low	No	Yes	RW, Corp. Pop. N	Yes	Low salt tolerance, but flood tolerant
<i>Alnus incana</i> and <i>var.</i>	Daboon Holly	Y	10' H.	White	All	Medium to Wet	Medium	Yes	No	WTL, RS	Rivershore	High wind, base maintenance trimming on yearly basis
<i>Asplenium virginicum</i>	Red Cedar	Y	10' H.	Green	Sun, Partial Sun	Well	High	Yes	No	RW, Corp. Pop. N	Formal	
<i>Alnus glandulosa</i>	Southern Magnolia	Y	10' H.	White	Sun, Partial Sun	Well to Medium	High	Yes	No	RS, RW, Corp. Pop. N	All	
<i>Black Gum</i>	Black Gum	Y	10' H.	White	Sun, Partial Sun	Well to Wet	Medium	Yes	No	RS	Rivershore	
<i>Prunella carolinensis</i>	Red Bay	Y	10' H.	Yellow	Sun, Partial Sun	Well to Wet	High	Yes	No	WTL, RS	Rivershore	Low to Medium wind
<i>Platanus occidentalis</i>	Sycamore	Y	10' H.	Yellow	Sun, Partial Sun	Wet	Medium	Yes	No	RS, RW, Corp. Pop. N	Rivershore	Seeds and leaves should be considered with maintenance
<i>Quercus alba</i>	Shumard Oak	Y	10' H.	Green	Sun	Well to Medium	Medium	Yes	Yes	RW, Corp. Pop. N	Formal	Tolerates occasionally wet soil, Medium to High Wind
<i>Quercus nigra</i>	Liver Oak	Y	10' H.	Yellow	Sun	Well	Medium	Yes	No	RW, Corp. Pop. N	Formal	
<i>Taxodium distichum</i>	Yellow Trumpet Tree	N	15' H.	Yellow	Sun	Well	Medium	No	Yes	RW, Corp. Pop. N	Formal	Low Wind
<i>Ulmus crassifolia</i>	Chinese Elm	Y	10' H.	Green	Sun, Partial Sun	Well to Wet	Medium	No	No	RW, Corp. Pop. N	All	Susceptible to disease and pests
<i>Ulmus parvifolia</i> and <i>var.</i>	Chinese Elm	N	10' H.	Green	Sun, Partial Sun	Well to Medium	Medium	No	Yes	RW, Corp. Pop. N	Formal	Susceptible to pests and freezing in FL, tolerates occasionally wet soil
Small/Specimen Trees												
<i>Chionodoxa glauca</i>	Fraser Elm	Y	20' H.	White	Sun, Partial Sun	Well	Medium	Yes	Yes	RW, Corp. Pop. N	All	Spring bloom, slow growing, regular watering, Chinese variety also acceptable
<i>Cercis canadensis</i>	Red Bud	Y	10' H.	Pink/Purple	Sun, Partial Sun	Well	Medium	Yes	Yes	RW, Corp. Pop. N	Formal	
<i>Cornus kousa</i>	White Geiger	N	20' H.	White	Sun, Partial Sun	Well	Medium	No	Yes	RW, Corp. Pop. N	Formal	
<i>Alnus incana</i> and <i>var.</i>	Yapoon Holly	Y	10' H.	Red	Sun, Partial Sun	Well to Wet	High	Yes	Yes	RW, Corp. Pop. N	Formal	
<i>Eleagnus argentea</i>	Hollyhedge	Y	10' H.	Green	Sun, Partial Sun	Well	Medium	Yes	Yes	RW, Corp. Pop. N	Formal	Beautiful weeping
		Y	20' H.	White	Sun, Partial Sun	Well	Medium	Yes	Yes	RW, Corp. Pop. N	All	provides shade, plant where plum can drop without maintenance
		Y	40' H.	Green	Sun, Partial Sun	Well to Medium	High	Yes	Yes	RW, Corp. Pop. N	All	Shower oak, must be shaped into tree form
		Y	65' H.	Green	Sun, Partial Sun	Well to Wet	High	Yes	Yes	RS, RW, Corp. Pop. N	All	Free seeding is a problem
		Y	25' H.	White	All	Well to Medium	High	Yes	Yes	RS, RW, Corp. Pop. N	All	Tolerates occasionally wet soil, beautiful spring bloom
		Y	8' H.	White	All	Well to Wet	Medium	Yes	No	RS	Rivershore	
		Y	13' H.	White	Sun, Partial Sun	Well to Medium	Medium	No	No	RW, Corp. Pop. N	Formal	Susceptible to scale
		Y	8' H.	White	Formal Sun	Well	Medium	No	No	RS	Rivershore	
		Y	8' H.	White	AB	Well	Medium	No	No	RW, Corp. Pop. N	Formal	
		Y	20' H.	Purple	Sun, Partial Sun	Well	High	No	Yes	RW, Corp. Pop. N	Formal	Susceptible to pest and disease; high wind
		Y	8' H.	Scarlet	Sun	Well	Medium	Yes	Yes	RW, Corp. Pop. N	Formal	Susceptible to pest
		Y	8' H.	Scarlet	AB	Well to Medium	Medium	Yes	Yes	RS, RW, Corp. Pop. N	All	
		Y	8' H.	White	AB	Well	High	Yes	Yes	RW, Corp. Pop. N	Formal	
		Y	10' H.	Orange/Red	All	Well to Medium	Medium	Yes	No	RW, Corp. Pop. N	Formal	Tolerates brief flooding
		Y	15' H.	Orange/Red	Full Sun	Well	Low	Yes	Yes	RS, RW, Corp. Pop. N	All	
		Y	2' H.	Purple	Partial Sun, Shade	Medium	Medium	No	Yes	RW, Corp. Pop. N	Formal	evergreen
		Y	2' H.	Pink	Sun	Well	Medium	Yes	Yes	RS, RW, Corp. Pop. N	All	
		Y	1' H.	White	Partial Sun, Shade	Well	Medium	No	No	RW, Corp. Pop. N	Formal	
		Y	2' H.	Brown	Partial Sun, Shade	Medium	Medium	Yes	Yes	RS, RW, Corp. Pop. N	All	
		Y	7' H.	White	Sun, Partial Sun	Well to Medium	Medium	No	No	RW, Corp. Pop. N	Formal	
Grasses												
<i>Andropogon scoparius</i>	Bluestem Grass	Y	10' H.	Silver/Pink	Sun	Well to Medium	High	No	No	RS	Rivershore	Erosion control
<i>Quackgrass</i>	Salt Grass	Y	7' H.	Yellow	Sun	Well	High	No	No	RS	Rivershore	
<i>Andropogon scoparius</i>	Meadow Grass	Y	7' H.	Purple/Pink	Sun, Partial Sun	Well to Medium	High	Yes	Yes	RW, Corp. Pop. N	Formal	Cut or ground in the spring to encourage bloom
<i>Andropogon scoparius</i>	Panicum Grass	Y	7' H.	Tan	Sun, Partial Sun	Well	High	Yes	No	RS	Rivershore	
<i>Andropogon scoparius</i>	Crown Grass	N	8' H.	Tan	Sun	Well	High	No	No	RS, RW, Corp. Pop. N	All	

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# Be intentional about the Stories and Themes we layer into the design and their placement



Authentic



Times Union Performing Arts Center  
*Jacksonville's Musical Heritage*



St. Johns River Park/ Friendship Fountain  
*Exploration of the St. Johns River*

Intentional



The District  
*Health and Wellness, Medical Research*



Hogans Creek Mouth - Possible MOSH  
*Innovation and Science, Resiliency*

Historical and  
Contemporary



Catherine Street  
*Military Tribute, Fire Museum*

Promote JAX



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**How do activate this extraordinary destination?**

**What facilities do we add and where?**

**How do we program these spaces?**

**How do we fund ongoing maintenance?**

**DIA collaborated with Jessie Ball DuPont to seek answers. The collaboration looked at what the Riverfront already has and is planned, what the public wants, and the preferred locations for permanent programming (a playground or skate park), temporary programming and activation, and how to sustainably fund this effort.**

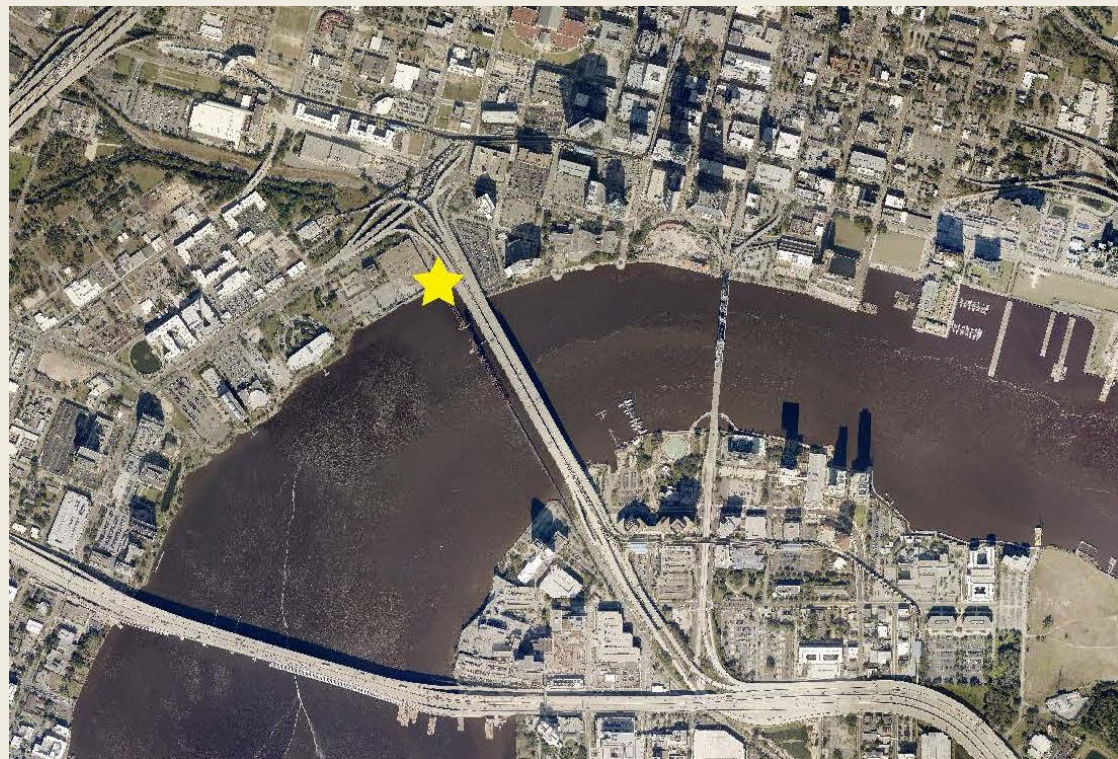
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# CORKSCREW PARK- a sample of what is to come

## Status: Phase 1 Complete

- Riverwalk is painted on the ramp to the Acosta Bridge
- Located under Acosta Bridge
- Features an iconic Vito Di Bari art/installation/exercise towel and access to public restrooms
- Managed by DVI





# Times Union Center for the Performing Arts (TUCPA) *Musical Heritage Garden*



## Status:

- Bulkhead Work Under Construction
- Further Detailed Design in Progress

## Scope

- Interactive node dubbed “Music Commons” built around the theme of Jacksonville’s rich musical heritage
- Boasts a treble clef landscape design
- Children’s musical play area
- Nightly projection shown on the building’s riverfront façade produced by the DIA
- Live stream projections on the CSX building with lawn seating



***TUCPA Node Inspiration***





# RiversEdge Parks & Riverwalk



The District  
*Health and Wellness, Medical Research*

## Status: In Design

- Four individual public parks, over 4 acres + 1,900 linear feet of new Riverwalk
- 3 along the river, 1 fronting a salt-water marsh.
- Large open lawn, destination playground, yoga lawn, fitness equipment, adult swings, garden spaces, and a one-of-a kind sculpture by Marc Fornes (50+ feet tall).





# St. Johns River Park/Friendship Fountain



St. Johns River Park/ Friendship Fountain  
*Exploration of the St. Johns River*

## Status

- Fountain Upgrades Underway
- Fountain Upgrades Expected Completion: Spring 2022
- Overall Park Work Completion: Fall 2022

## Scope

- Interactive node built around the theme of Exploring the St. Johns River
- Botanical garden
- Themed play park
- Splash pad
- Concessions
- Fountain upgrades, including fully functional dancing jets choreographed to music and lights



***St. Johns River Park/Friendship Fountain Node Inspiration***





# The Shipyards



USS ORLECK

MOSH INTEREST  
~ 4 AC

6 AC

MET PARK

Proposed Iguana  
Development

The RDA for Iguana Investments  
Redevelopment of Kids Kampus  
contemplates the Developer will make  
improvements to Met Park, the Riverwalk,  
and the Marina.



# Shipyards West Park



Catherine Street  
Military Tribute, Fire Museum

## Status

- **Conceptual Plan in Progress**
- **Final report by Jessie Ball duPont Fund & Team: October 19, 2021**
- **Anticipated RFP: October/November 2021**

## Scope

- Jessie Ball duPont fund currently undertaking Riverfront Parks Study (dubbed Activating Jacksonville's Riverfront).
- Project partners include DVDL, WXT, JLP+D, Groundwork Jacksonville
- Team is working closely with the DIA to envision options for the Shipyards property, and the team has developed a conceptual space plan that focus on connectivity, parks, activations, and interactions with the water.





# Riverfront Plaza

(FKA The Landing)

## Status

- Public Works currently negotiating scope and fee with Perkins&Will
- Estimated Commencement: January 2023
- Estimated Completion: January 2024

## Scope

- Perkins&Will design team was named winner
- Boasts a central lawn, a destination play space, a river terrace, a park pavilion building, a hotel and sky garden, with outdoor dining options, a bike and pedestrian connection to the Main Street bridge, and an iconic sculpture situated atop civic stairs.
- 2+ Acres will be reserved for development.







# Activation & Programming

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- Waterfront restaurants & rooftop bars
- Ice cream stands & coffee shops
- Playgrounds & attractions
- Public art & live performances
- Sports & outdoor activities
- Opportunities for community building & education

**\*Will require a plan for maintenance & regular programming\***



# THANK YOU!

**DOWNTOWN INVESTMENT AUTHORITY**

