



# **TIMES UNION MIXED USE DEVELOPMENT**

JACKSONVILLE, FLORIDA

11.10.22

DDRB FILE NUMBER: 2022-13  
CONCEPTUAL DDRB REVIEW - RETAIL

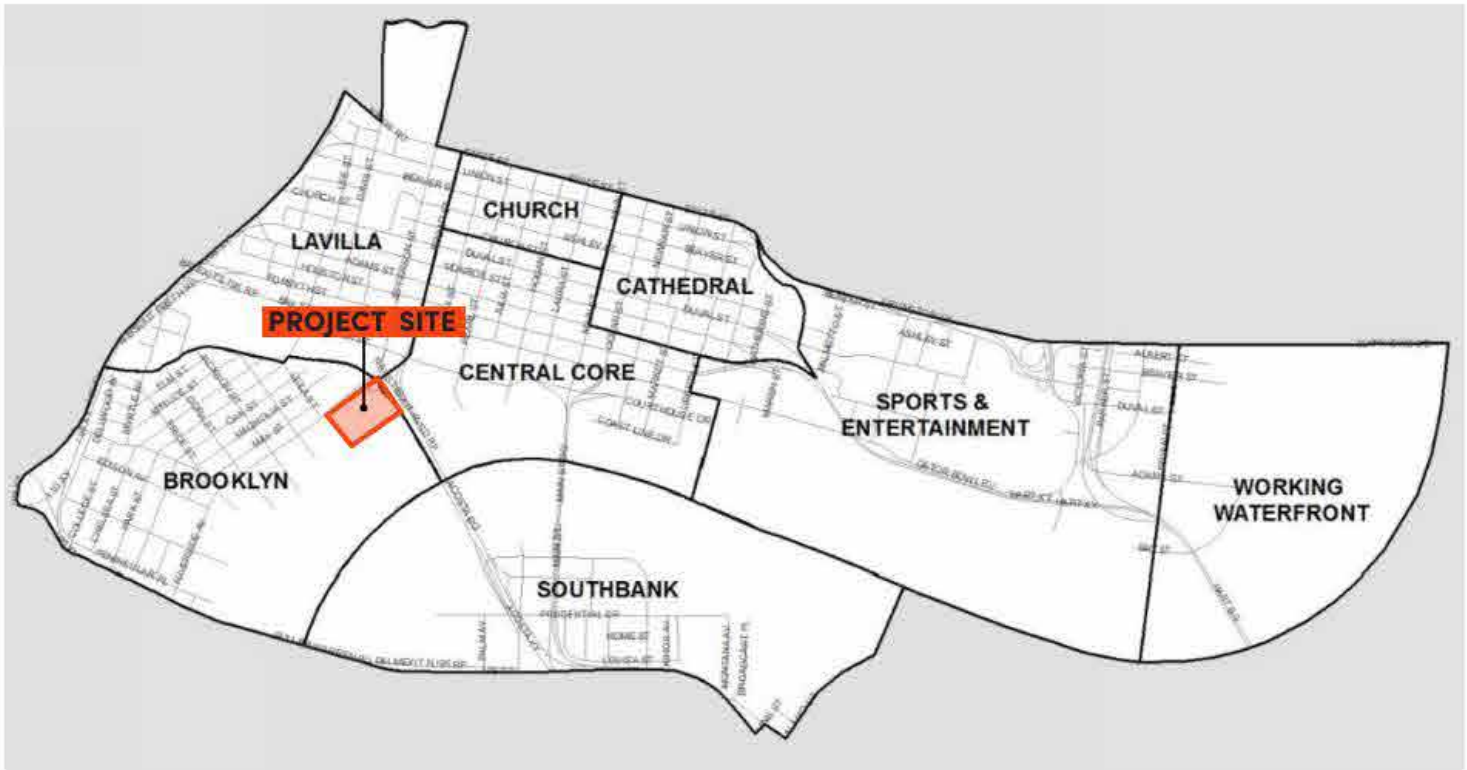


**VICINITY MAPS**





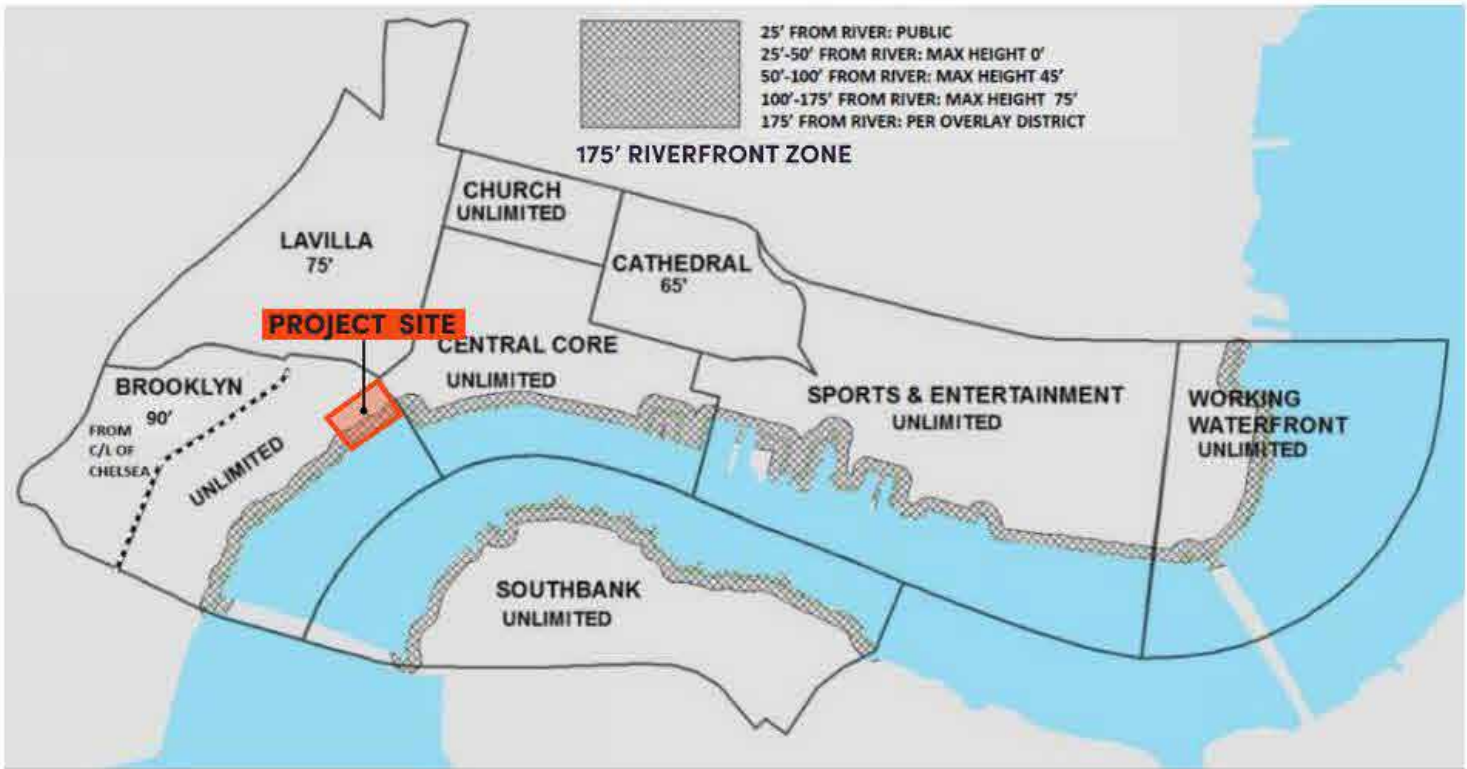




Downtown Overlay Districts



Zoning - DIA Downtown Investment Authority



Maximum Heights by Overlay District 6.2.D

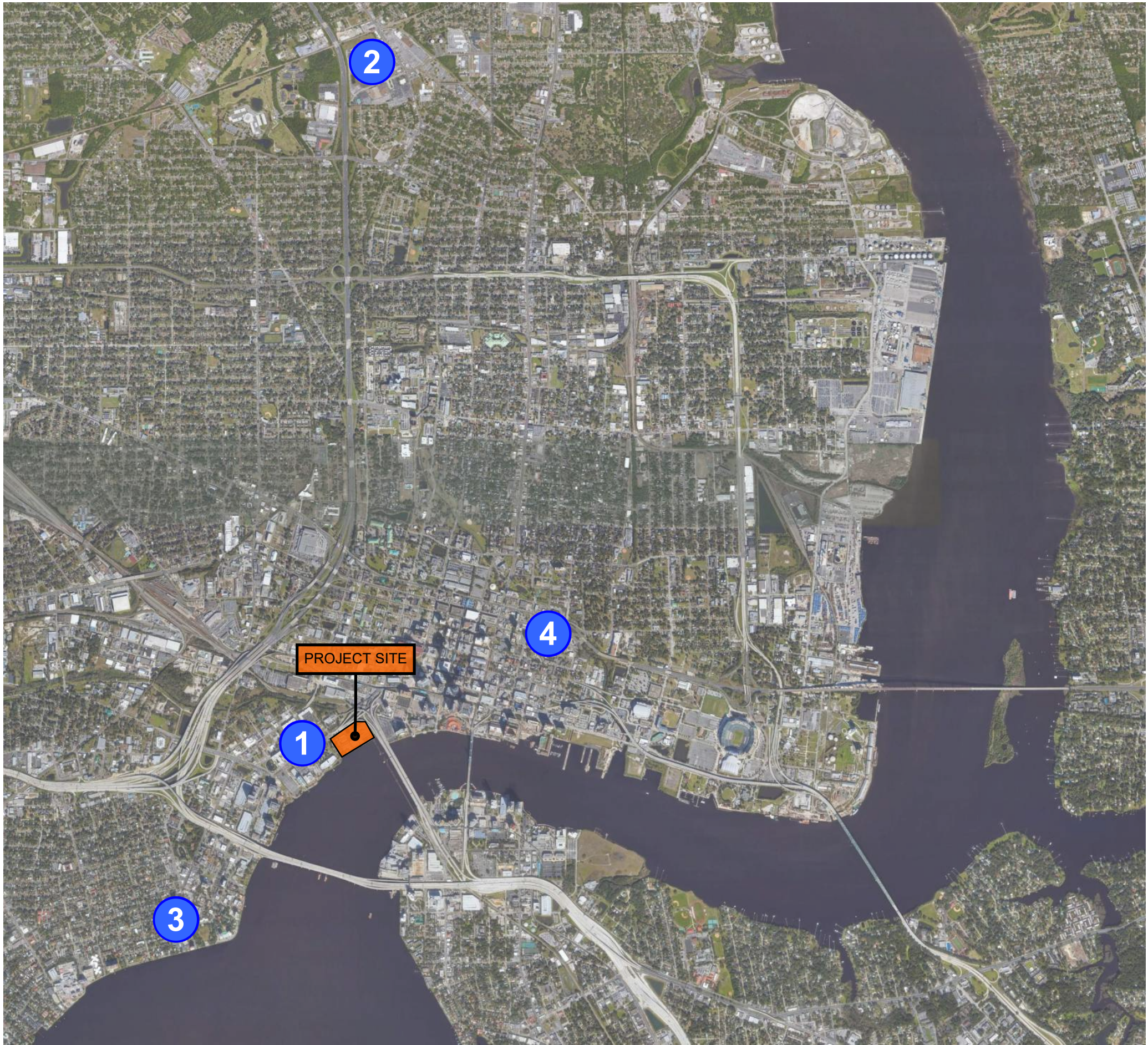


Zoning Map Overlay













Brooklyn Station on Riverside - 01



Gateway Town Center - 02

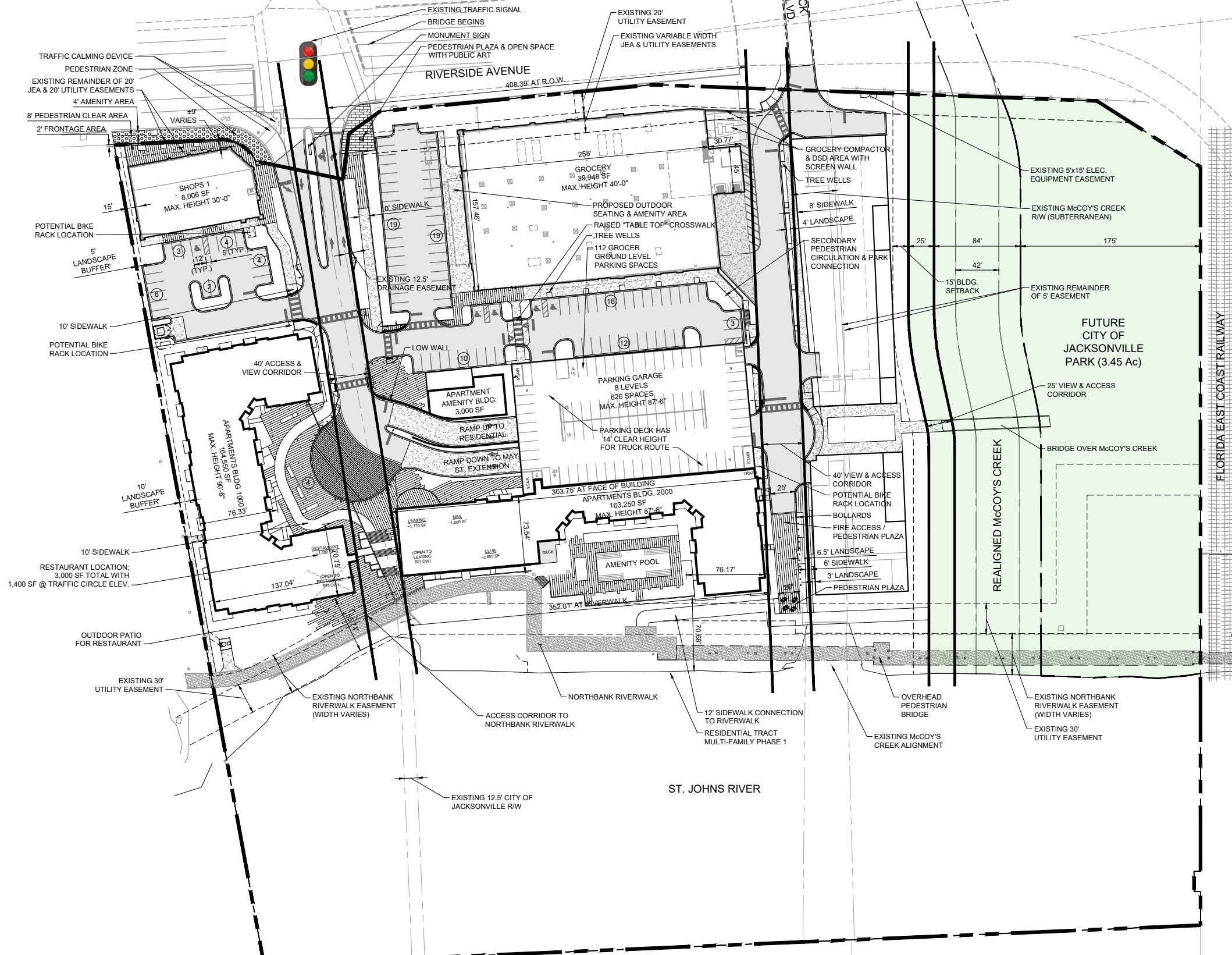


Riverside Market Square - 03



Harveys Supermarket on N. Market St. - 04





Legend for the site plan:

- ACCESS CORRIDOR TO RIVER
- TRUCK COURT
- ASPHALT
- PEDESTRIAN WALK
- PEDESTRIAN COURT
- POTENTIAL URBAN OPEN SPACE AREAS
- PEDESTRIAN ZONE

NOTE:  
THE INTENDED USE FOR THIS PLAN IS TO  
GAIN APPROVAL BY THE DOWNTOWN  
DEVELOPMENT REVIEW BOARD. HENCE IT  
SHOULD BE CONSIDERED CONCEPTUAL AND  
SUBJECT TO FINAL ENGINEERING AND  
PERMITTING APPROVAL.

ADDRESS	1 RIVERSIDE AVE. JACKSONVILLE, FL 32202	
RE	088967-0400,088967-0500 PORTIONS OF 088967-0300 & 088967-0200	
CURRENT USE	OFFICE	
ZONING	CCBD	
OVERLAY DISTRICT	BROOKLYN	
FUTURE LAND USE	CBD	
FEMA FLOOD ZONE	A/AE (BFE 5)	
PHASES	2	
NUMBER OF BUILDINGS	8	
BUILDING HEIGHT RESTRICTION	A 50'-100' - 45' FROM RIVER B 100'-175' - 75' FROM RIVER C 175' + - UNLIMITED	
PARCEL DATA		
PARCEL AREA	18.34 Ac	100.00%
PROJECT AREA	18.34 Ac	100.00%
SETBACKS		
	BUILDING SETBACK	LANDSCAPE BUFFER
FRONT	NONE	10'
SIDE	10'	5'/10'
RIVER	50'	50'
PARKING		
SURFACE & GARAGE PARKING	REQUIRED	PROVIDED
STANDARD SURFACE SPACES	NONE	102
ADA ACCESSIBLE SPACES	NONE	5
GARAGE PARKING	NONE	626
TOTAL	NONE	733
BICYCLE PARKING	RES: 10 ONSITE, 42 IN GARAGE COMM: 7	RES: 52 COMM: 10
NOTE: (10) PARKING SPACES WITHIN THE LOWER LEVEL OF THE PARKING DECK SHALL BE FOR "PARK" PARKING AND LABELED/DESIGNATED AS SUCH		

BLDG. IDENTIFICATION	BLDG. SF	BLDG. %
BUILDING 1000		
RESIDENTIAL	161,500	98%
RESTAURANT	3,000	2%
TOTAL SF	164,500	100%
BUILDING 2000		
RESIDENTIAL	153,750	94%
AMENITY (FITNESS & LEASING)	9,500	6%
TOTAL SF	163,250	100%
AMENITY BUILDING	3,000	100%
TOTAL PHASE 1 RESIDENTIAL SF	330,750	
SHOPS 1	8,006	100%
GROCER	39,948	100%
TOTAL PHASE 1 RETAIL SF	47,954	
TOTAL PHASE 1 BUILDING SF.	378,704	





**SITE CIRCULATION**







LEGEND

Retail Circulation

Vehicular Circulation



# Vehicular Circulation Diagram

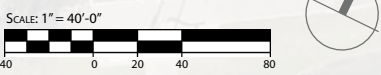




## SITE PLAN AND SECTIONS

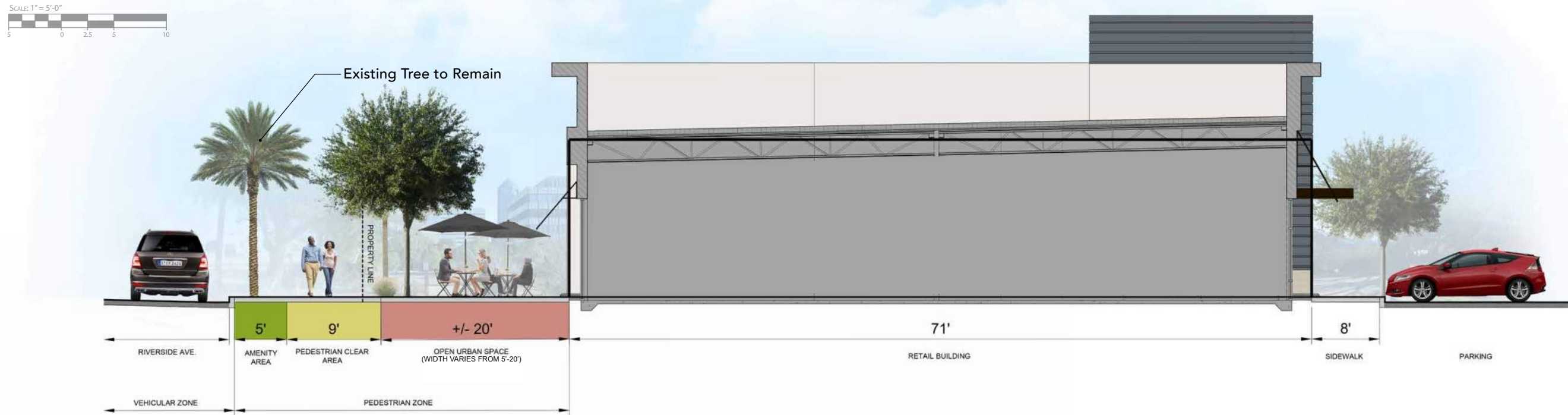


- LEGEND
- 1 Retail with Outdoor Seating
  - 2 Entry Road
  - 3 Grocery
  - 4 Parking Garage
  - 5 Apartment Building
  - 6 Apartment Amenity Building
  - 7 Arrival Court
  - 8 Grand Stair
  - 9 Public Elevator
  - 10 Future Residential
  - 11 25' Access Corridor for McCoy's Creek Relocation per COJ
  - 12 Pedestrian Bridge Connection to Park (By Others)
  - 13 Access Connection to COJ Park
  - 14 Pedestrian Plaza
  - 15 Entry Monument Sign
  - 16 Compactor Screen Wall
  - 17 Existing Trees on Adjacent Property to Remain





Section A-A (Riverside Ave.)



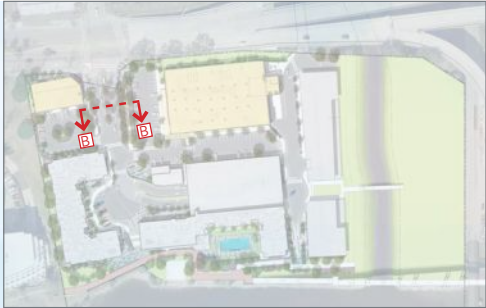
Key Map



Section B-B (Leila St. Entry Drive)

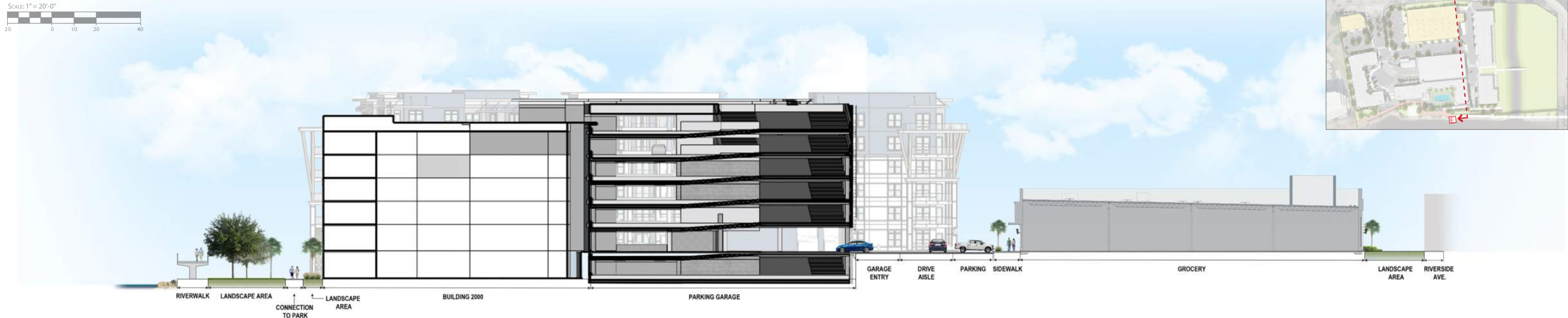


Key Map

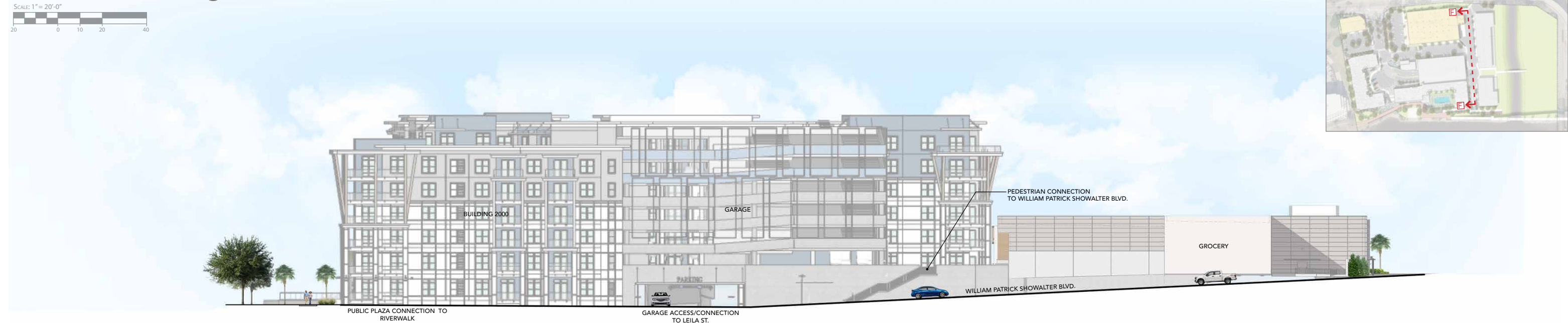




Section E-E (Riverside Ave. to River)



Section F-F (Along William Patrick Showalter Blvd. to Riverwalk Connection)







## ELEVATIONS AND MATERIAL BOARD





1 WEST ELEVATION - SIDE  
SCALE: 1" = 10'-0"



2 SOUTH ELEVATION - FRONT  
SCALE: 1" = 10'-0"





1 NORTH ELEVATION - REAR  
SCALE: 1" = 10'-0"



2 EAST ELEVATION - SIDE  
SCALE: 1" = 10'-0"





1 WEST ELEVATION - SIDE  
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION - FRONT  
SCALE: 3/16" = 1'-0"





1 NORTH ELEVATION - REAR  
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION - SIDE  
SCALE: 3/16" = 1'-0"





EIFS VENEER SYSTEM - COLOR  
EQ. TO SHERWIN WILLIAMS  
7650 ELLIE GRAY



EIFS VENEER SYSTEM - COLOR  
EQ. TO SHERWIN WILLIAMS  
7004 SNOWBOUND



U.S. STONE INDUSTRIES TOP  
LEDGE COTTONWOOD HONED  
8" X 8" X 4"



WOOD CLAD METAL  
SLATS BY MG MCGRATH  
INC., COLOR: TBD



KNOTWOOD CLADDING,  
COLOR: ATLANTIC  
CEDAR



CENTRIA IW-30A METAL  
PANEL SYSTEM,  
COLOR: SLATE GRAY #181





**3D IMAGERY**

























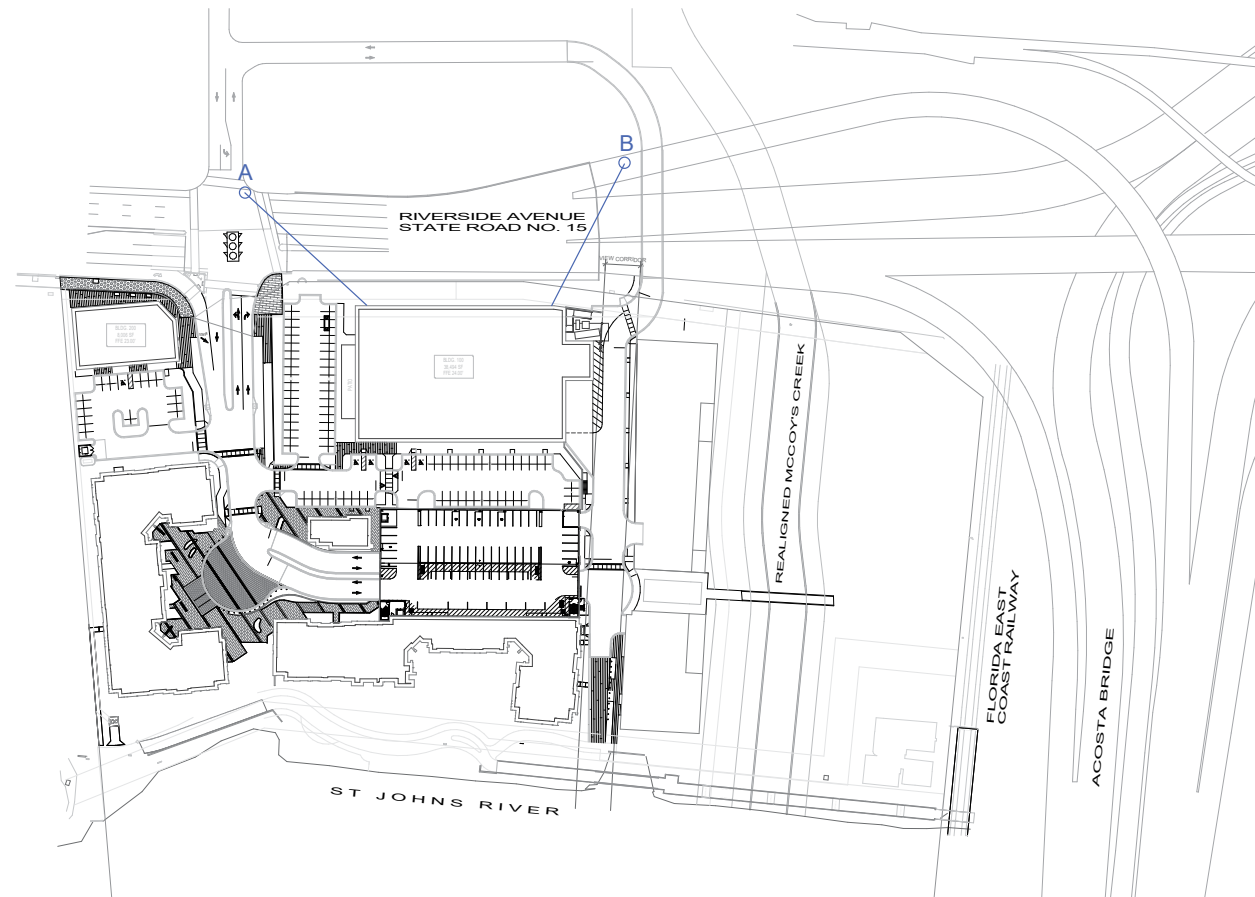




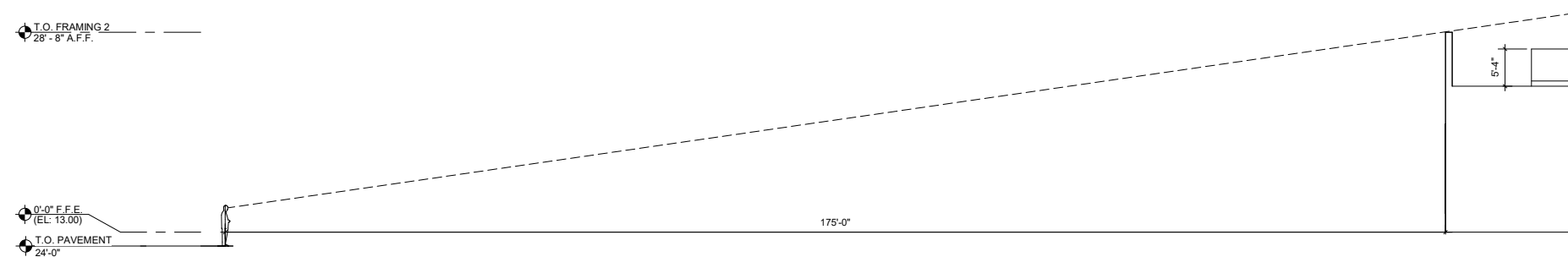




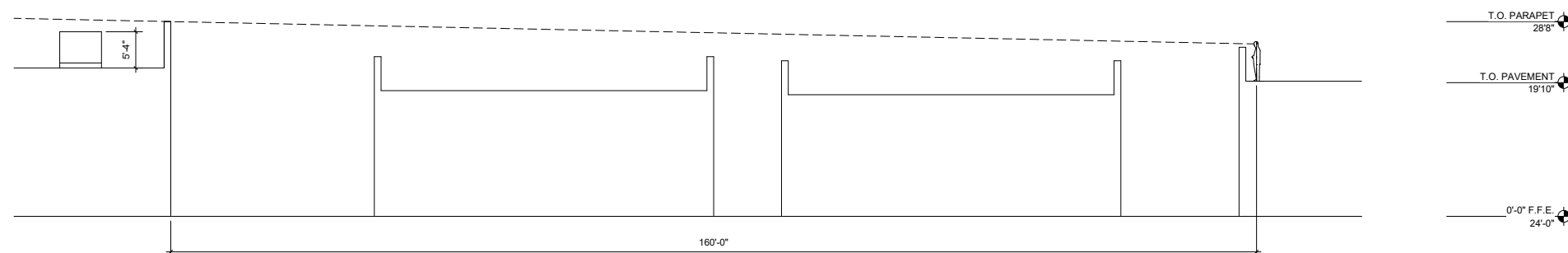




3 SITE LINE STUDY - SITE PLAN  
SCALE: 1" = 100'-0"



2 SITE LINE STUDY - VIEW A  
SCALE: 3/32" = 1'-0"



1 SITE LINE STUDY - VIEW B  
SCALE: 3/32" = 1'-0"





**LANDSCAPE DESIGN**



- LEGEND
- 1 Retail with Outdoor Seating
  - 2 Entry Road
  - 3 Grocery
  - 4 Parking Garage
  - 5 Apartment Building
  - 6 Entry Monument Sign
  - 7 Compactor Screen Wall
  - 8 Existing Trees on Adjacent Property to Remain
- 
- A Riverside Ave. Hexagonal Paver
  - B Concrete Plank Pavers
  - C Broom Finish Concrete
  - D CIP Concrete Wall
  - E Public Art (TBD)

\*REFER TO PAGE 38 "MATERIAL IMAGERY" FOR ADDITIONAL INFORMATION













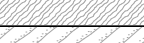







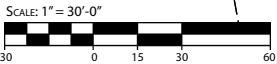




PLANT SCHEDULE

TREES	CODE	COMMON NAME
	IN3	NELLIE STEVENS HOLLY
	LN	NITIDA PALM
	QV4	SOUTHERN LIVE OAK
	SP1	CABBAGE PALMETTO
	UE	ALLEE LACEBARK ELM
SHRUBS	CODE	COMMON NAME
	COR	TI PLANT
	LIG	SUNSHINE CHINESE PRIVET
	PM1	PODOCARPUS
	ZPU	COONTIE PALM
SHRUB AREAS	CODE	COMMON NAME
	MCA	PINK MUHLY
	PSE	WHITE LEAVED FOUNTAIN GRASS
	SBA	SAND CORD GRASS
	ZAM	COONTIE PALM
GROUND COVERS	CODE	COMMON NAME
	DIA	FLAX LILY
	LMS	SUPER BLUE LIRIOPE
	TVI	SOCIETY GARLIC

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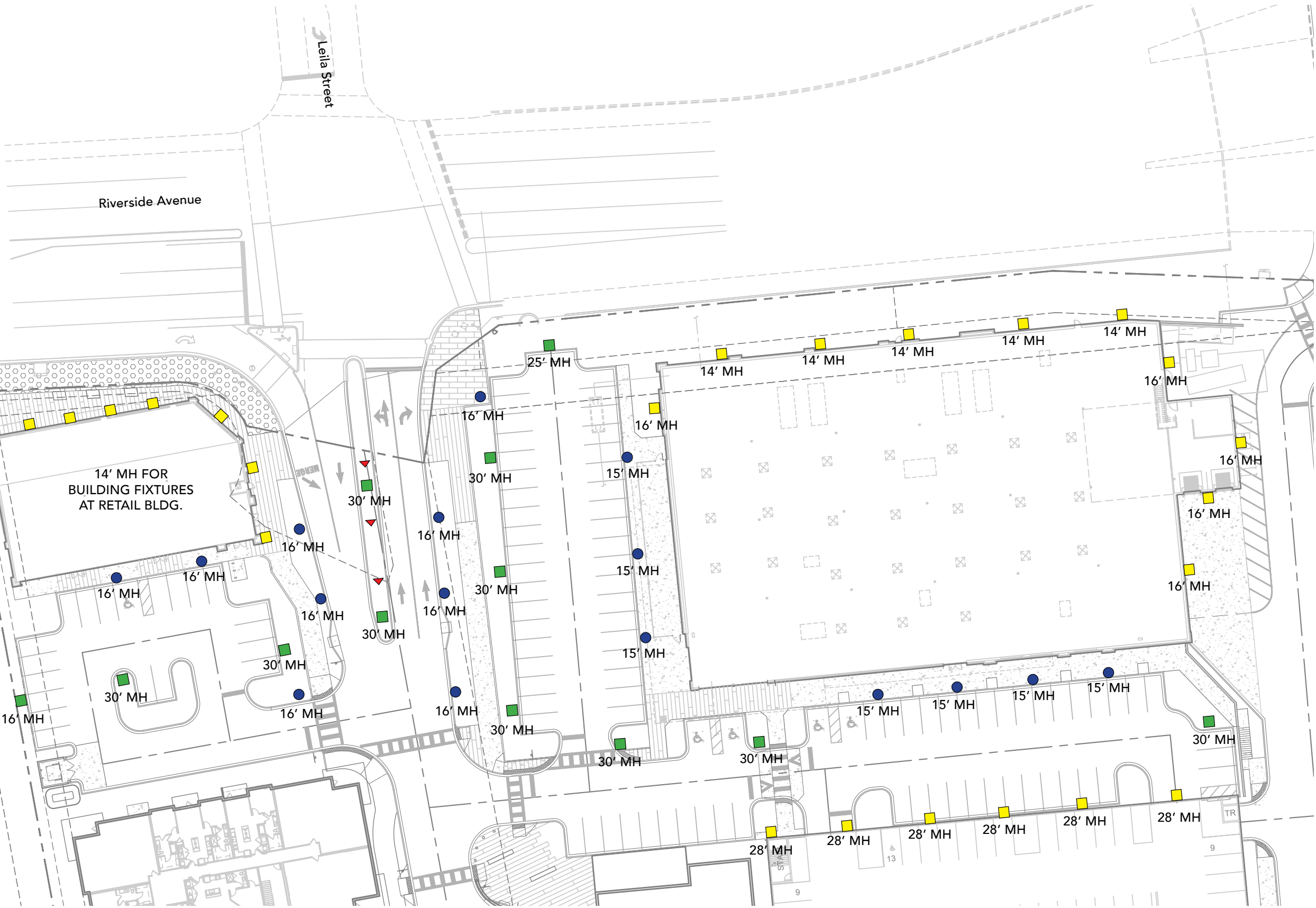
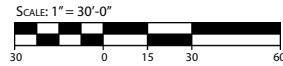
LEGEND

- Pedestrian Light
- Parking Light
- Up Light
- Building Mounted Light

MF= FIXTURE MOUNTING HEIGHT



Specifications	
Weight	3.8 lbs.
H	7' (18mm) w/C
	8' (20mm) w/C
	10.5' (26mm) w/C



\*POLE LOCATIONS SUBJECT TO CHANGE BASED ON FINAL PHOTOMETRIC STUDY AND ELECTRICAL DESIGN

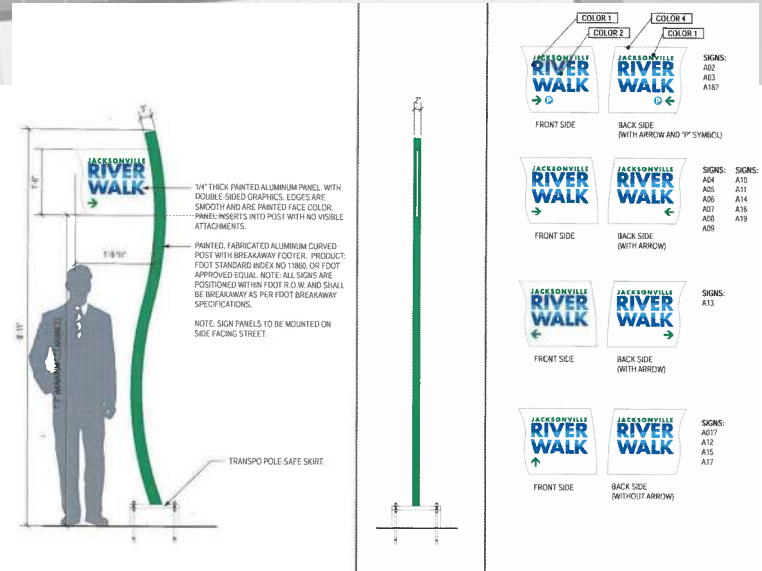




- Retail Signage
- Project Signage
- Riverwalk Signage  
(Directional Type A)

CANOPY MOUNTED

PLANTING WITHIN EASEMENT SUBJECT TO JEA/COJ APPROVAL

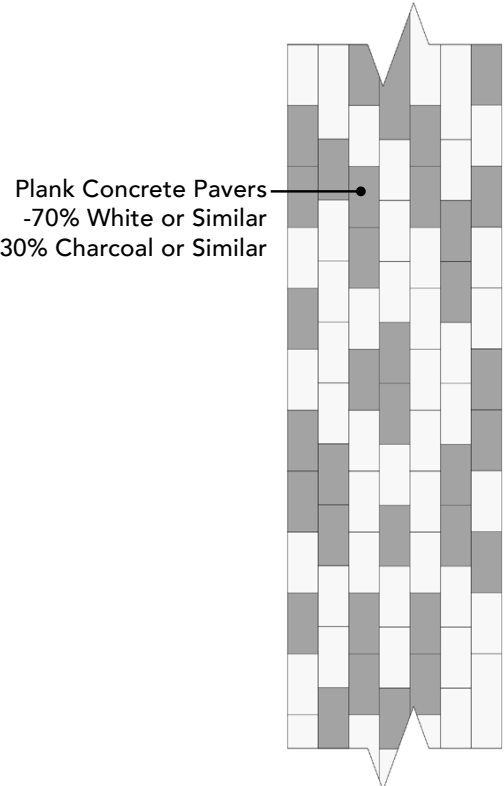


Riverwalk Signage Detail

ALL SIGNAGE WILL BE IN COMPLIANCE WITH PART 13, SUBPART B (DOWNTOWN SIGN OVERLAY ZONE), OF THE ZONING CODE



Entry Plaza Hardscape



Site Furniture



Site Lighting

Pedestrian Lighting



Parking Lighting



Tree Up-Lighting





Shade Trees



Live Oak



Allee Elm

Palm Trees



Nitida Palm



Sabal Palm



Nellie Stevens Holly

Shrubs



Podocarpus



Sunshine Ligustrum



Coontie Palm



Cordyline

Ground Cover and Grasses



White Fountain Grass



Liriope Muscari



Dwarf Fakahatchee Grass



Pink Muhly Grass



Society Garlic



Sand Cordgrass



Coontie Palm