



RIVER VIEW PLAZA TOWER - RFP
JACKSONVILLE, FL

PRESENTATION TO THE CITY
2022/04/26
BJARKE INGELS GROUP & AMERICAN LIONS

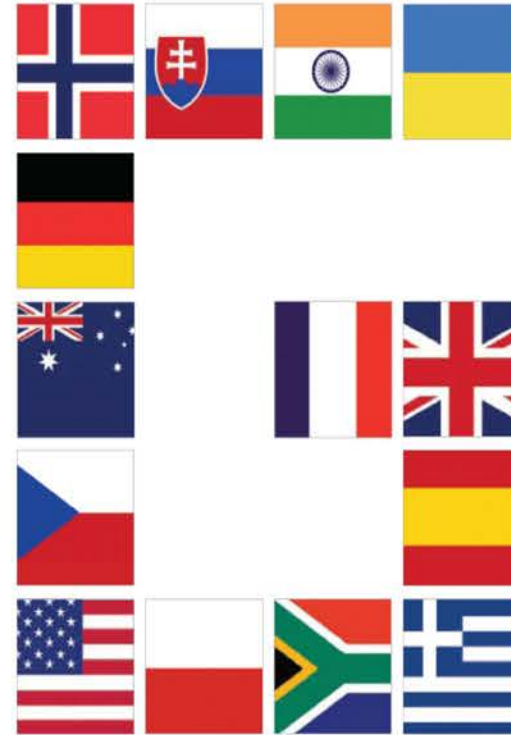
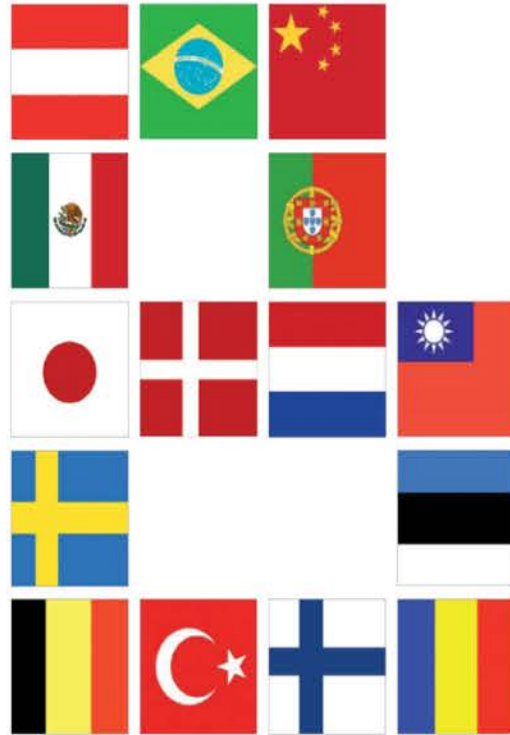


AMERICAN
LIONS

AMERICAN
LIONS



The five offices combined number more than 600 employees from over 30 countries









1 FT²



10 FT²



1,000 FT²



10,000 FT²



100,000 FT²



1,000,000 FT²



10,000,000 FT²



100,000,000 FT²



NEW YORK, USA



TORSHAVN, FO



COPENHAGEN, DK



SINGAPORE, SG



HELSEINGØR, DK



JEVNAKER, NO



BORDEAUX, FR



COPENHAGEN, DK



AARHUS, DK



COPENHAGEN, DK



LE BRASSUS, CH



SHENZHEN, CN



BILLUND, DK



ARLINGTON, USA



LONDON, UK



NEW YORK, USA



AARHUS, DK



HARADS, SE



LUXEMBOURG, LU



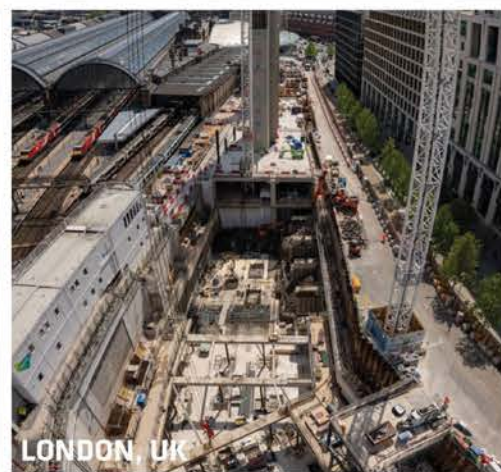
NEW YORK, USA



BERGAMO, IT



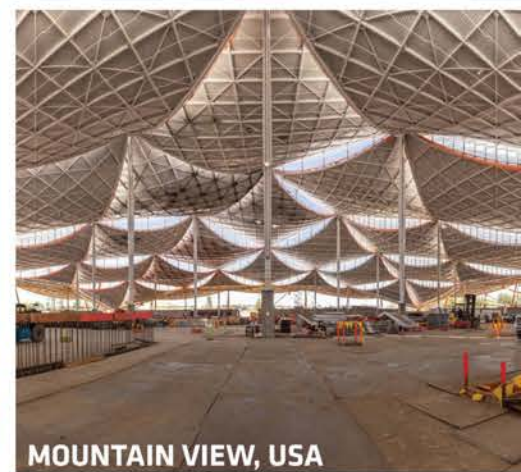
NEW YORK, USA



LONDON, UK



MILAN, ES



MOUNTAIN VIEW, USA



AMSTERDAM, NL



COPENHAGEN, DK



QUITO, EC

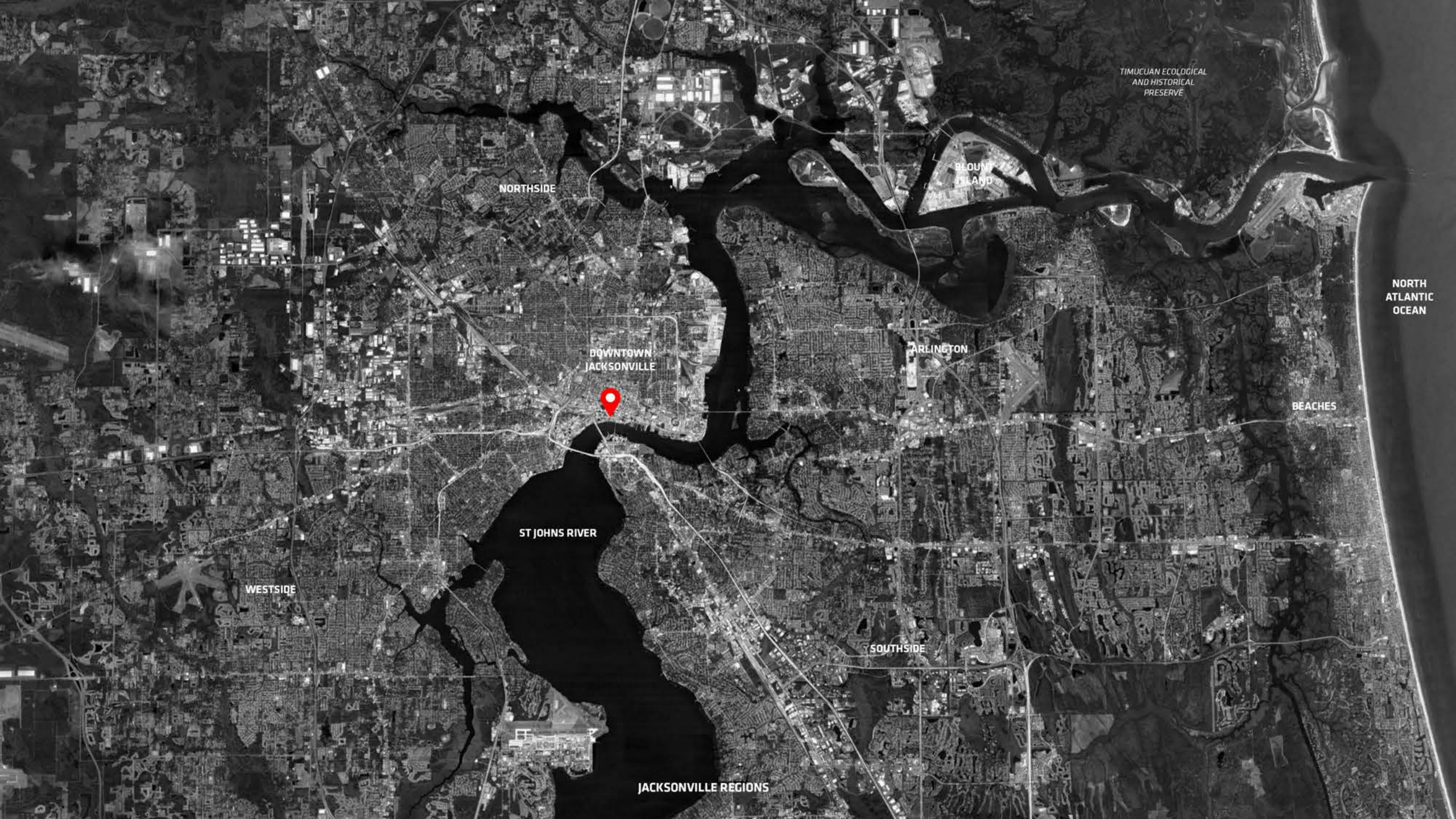


LE BRASSUS, CH



MAGNOR, NO

SITE



TIMUCUAN ECOLOGICAL
AND HISTORICAL
PRESERVE

BLOUNT
ISLAND

NORTHSIDE

DOWNTOWN
JACKSONVILLE

ARLINGTON

BEACHES

NORTH
ATLANTIC
OCEAN

ST JOHNS RIVER

WESTSIDE

SOUTHSIDE

JACKSONVILLE REGIONS



EASTSIDE

MOCOA, MUSEUM OF
CONTEMPORARY ART

TIAA BANK FIELD STADIUM
JACKSONVILLE JAGUARS

METROPOLITAN PARK

JOHN T. ALSOP JR. BRIDGE

ACOSTA BRIDGE

NORTHBANK RIVERWALK

FRIENDSHIP FOUNTAIN

SOUTHBANK RIVERWALK

ST JOHNS RIVER

MUSEUM OF SCIENCE AND
HISTORY

TREATY OAK PARK

DOWNTOWN JACKSONVILLE



DOWNTOWN

W BAY ST

S LAURA ST

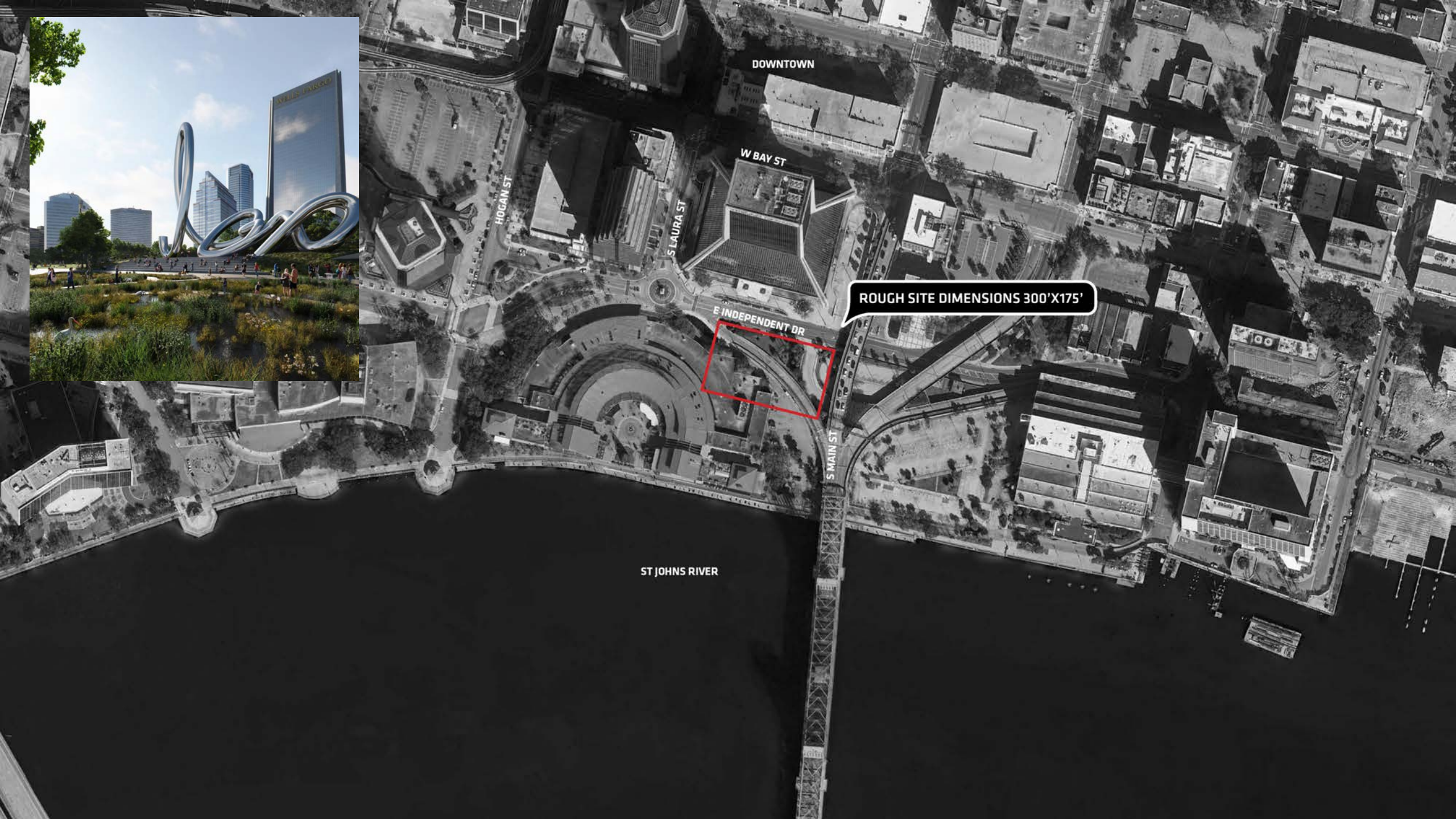
E INDEPENDENT DR

S MAIN ST

WATER ST

HOGAN ST

ST JOHNS RIVER



DOWNTOWN

W BAY ST

SLAURA ST

HOGAN ST

E INDEPENDENT DR

S MAIN ST

ST JOHNS RIVER

ROUGH SITE DIMENSIONS 300'X175'



JACKSONVILLE, FLORIDA

Jacksonville is the most populous city in Florida and the largest city by area in the United States. Jacksonville has 22 miles of beaches, extensive park system, world-class fishing, historic neighborhoods and a very vibrant art & culture scene.



TIAA BANK FIELD STADIUM



INDEPENDENCE DAY FIREWORKS ALONG ST JOHNS



FRIENDSHIP FOUNTAIN

JACKSONVILLE RIVERFRONT

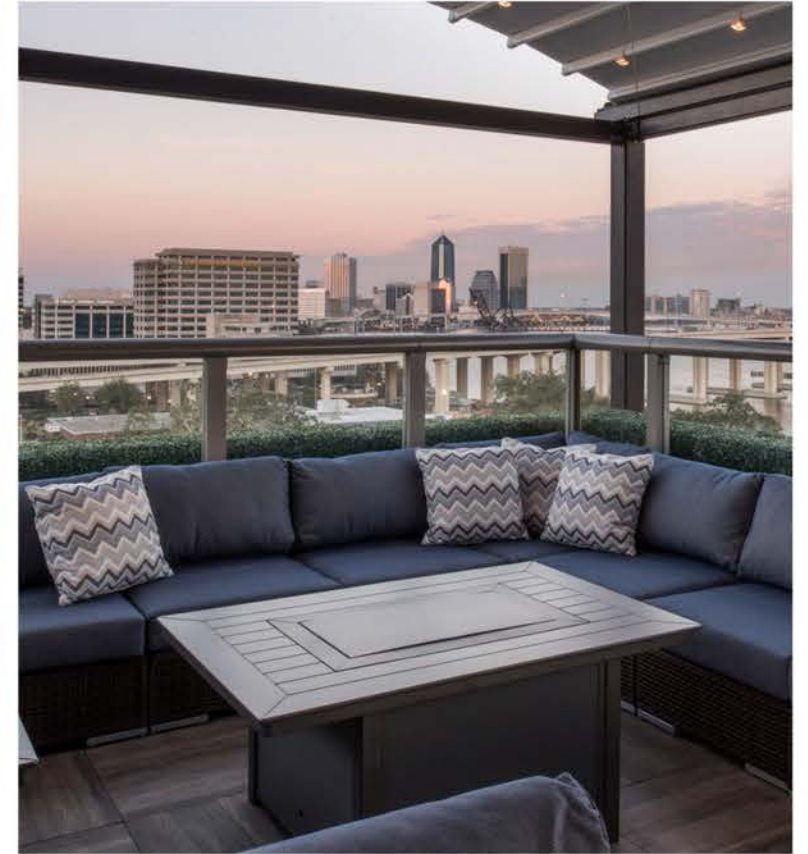
Downtown Jacksonville contains 5.6 miles of riverfront with 3 miles of riverwalk along the St Johns. The St. Johns River Park also contains the Friendship Fountain, one of world's largest and tallest fountain when it opened in 1965. The NFL's Jacksonville Jaguars plays at the TIAA Bank Field Stadium, located 20 minutes drive from the site.



JACKSONVILLE JAZZ FESTIVAL AT THE RIVERFRONT PLAZA



ARTWALK



RIVER & POST ROOFTOP BAR

DOWNTOWN JACKSONVILLE

Various art & science museums can be found downtown. Jacksonville Jazz Festival which has been held at the Riverfront Plaza for the past 40 years. The Jacksonville Art Walk which takes place every first Wednesday of the month. Visitors come to art, eat, and enjoy live music downtown.



VIEW OF SCULPTURE GARDEN & CIVIC STAIRS



THE CENTRAL LAWN

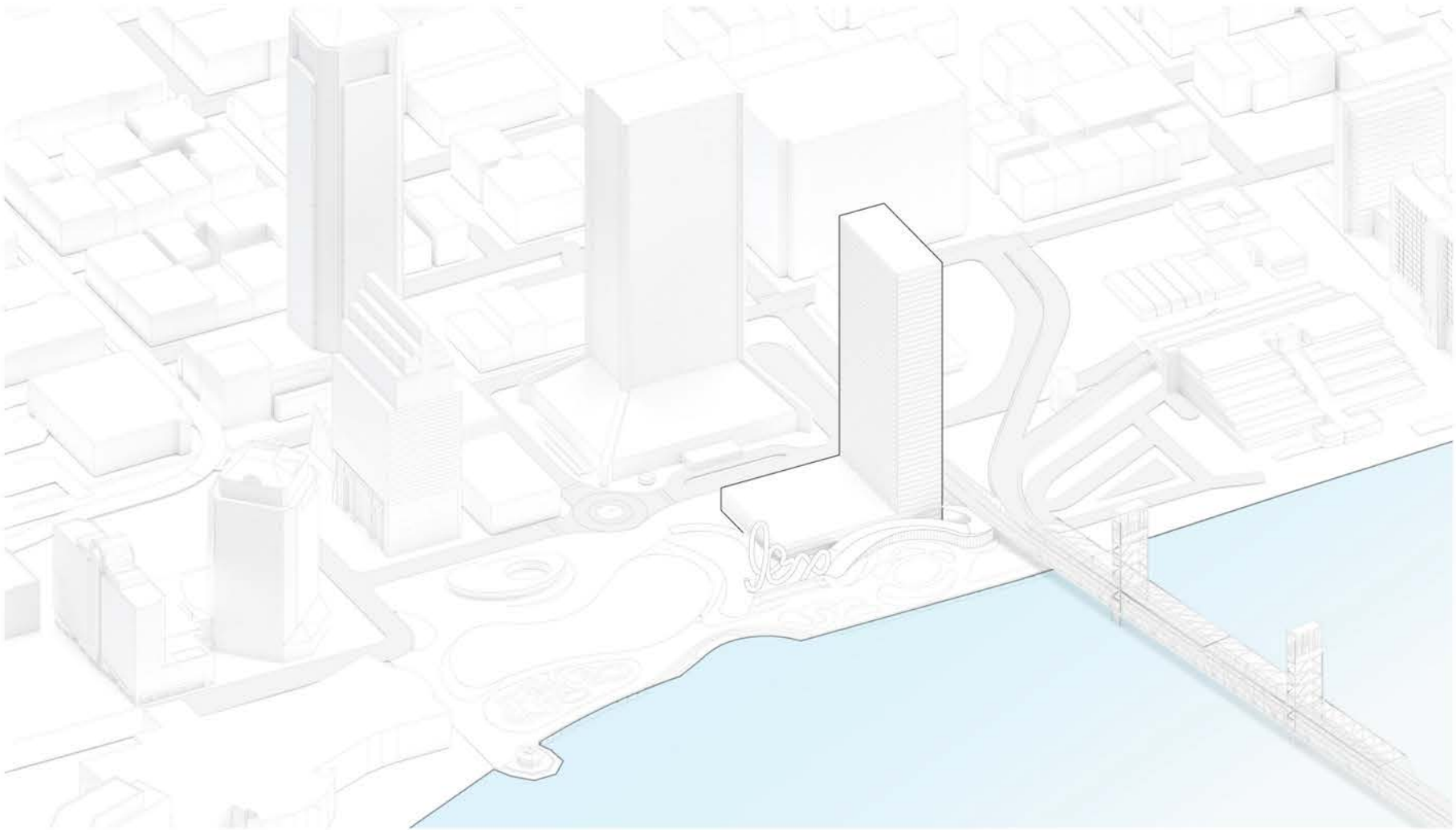


VIEW OF LAURA STREET ENTRY PLAZA

RIVERFRONT PLAZA PARK

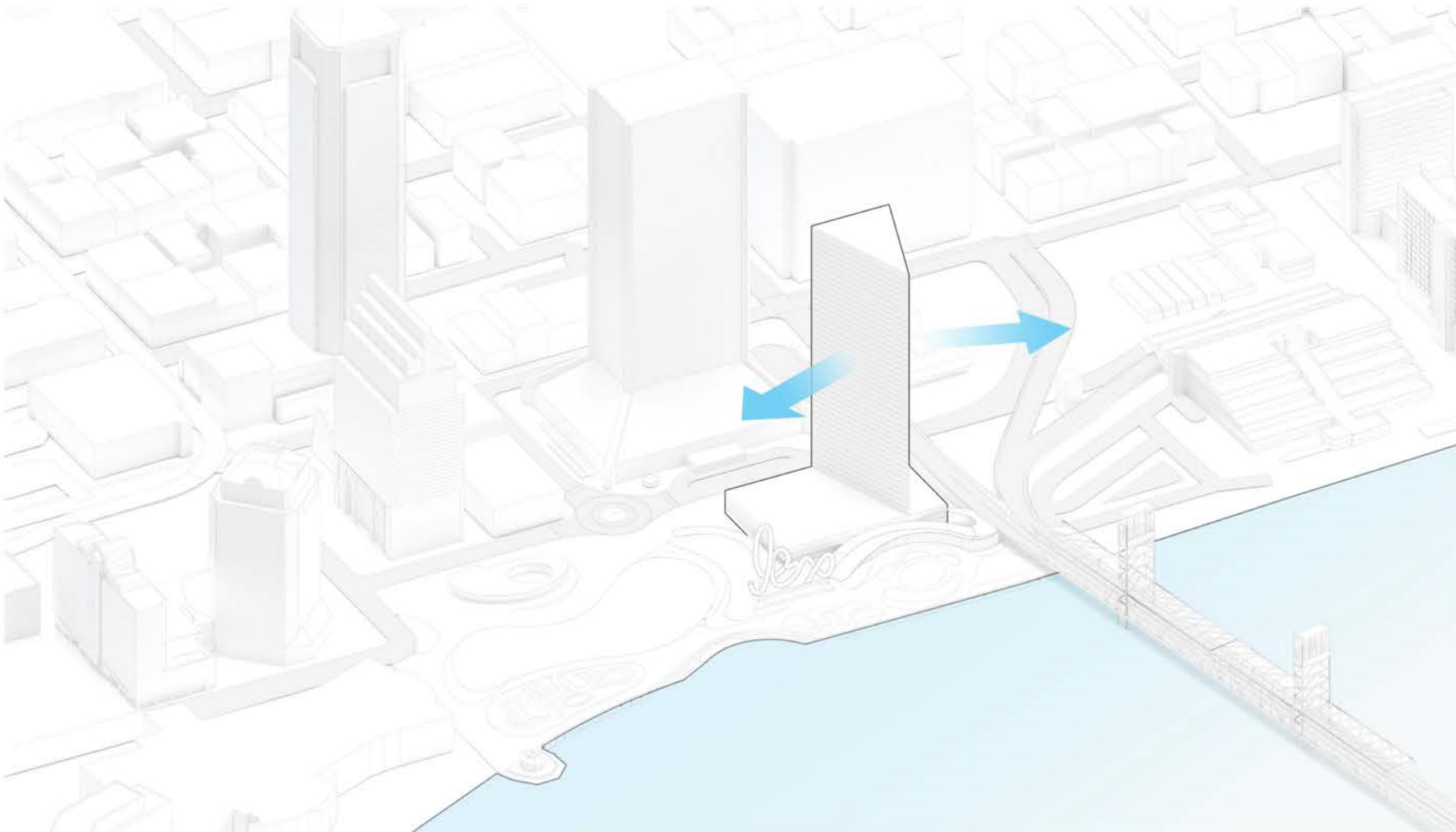
Perkins&Will has designed an 6+ acre park at the riverfront of the site. This multi-elevation public park and plaza includes a central lawn, sculpture garden, playgrounds, rain garden, civic stairs, riverfront plaza and places to gather, dine and enjoy the river views.

CONCEPT DIAGRAMS



TOWER ON PODIUM

The programmatic needs on the north-east corner of the park asks to reimagine a tower on a podium typology, one that recognizes the importance of the park along the river and build for the community



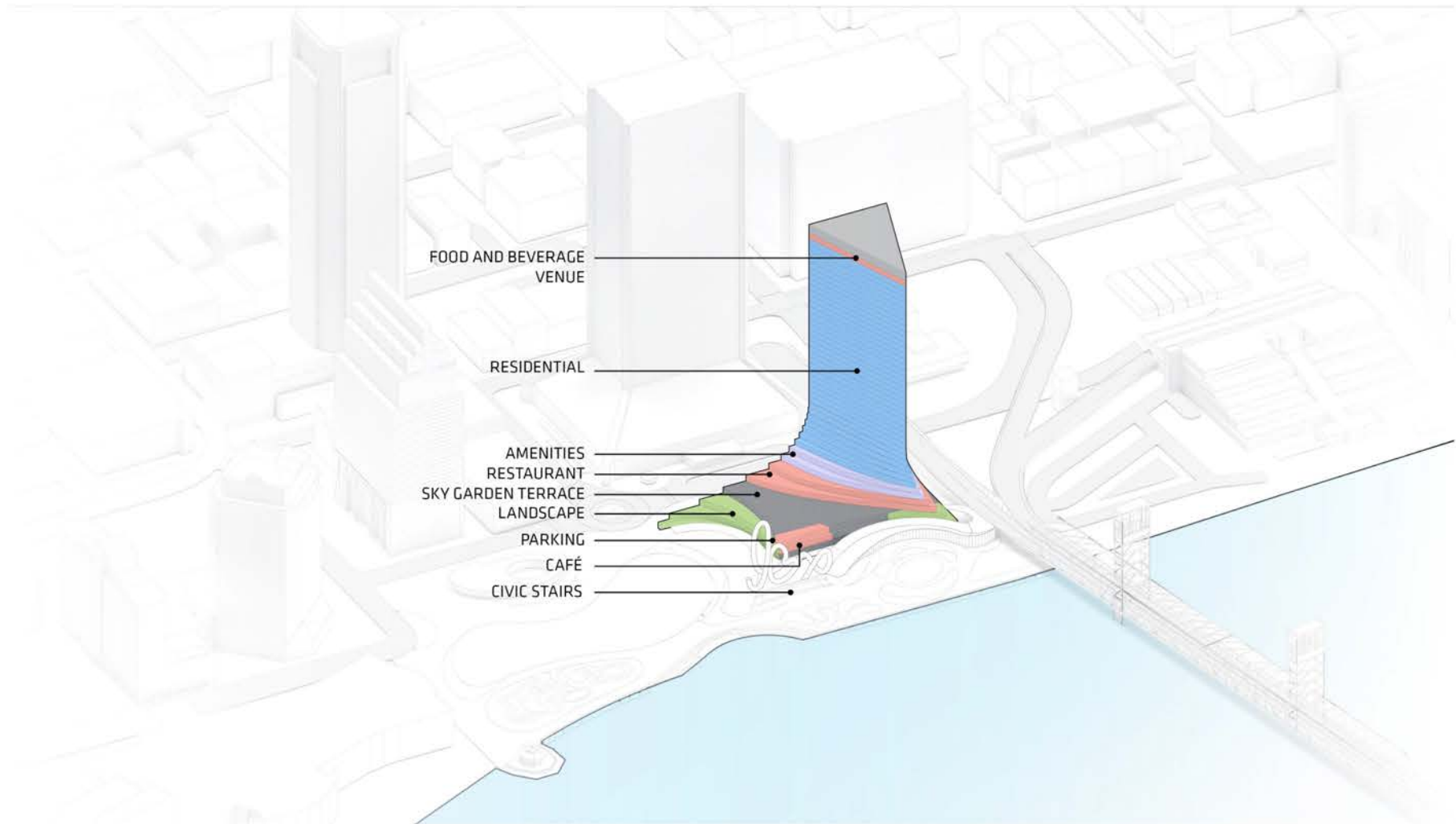
TRIANGULAR TOWER

On top of the podium is the residential tower that uses a triangular floorplate minimizing visual obstruction to our neighboring buildings while maximizing direct sunlight and vistas for future residents.



BLENDING TO PARK

Emerging from River View Plaza, the tower blends seamlessly from the surrounding landscape to create an iconic contribution to the Jacksonville skyline while activating the waterfront and park.



PROGRAM - CIVIC COMMUNITY BENEFITS

Retail, restaurants and cafes are located at the Civic Stairs & Sky Garden Terrace level to enhance connections & engagement with the Perkins&Will park design. Residential amenities & program are located above with a destination food & beverage venue at the rooftop.



NEW LANDMARK IN THE CITY SKYLINE

Winding landscaped balconies flow from the Sky Garden Terraces up to a residential tower. At the podium, the landscaped terrace stepping provides an opportunity for either an elevated retail or amenities platform overlooking the river and park.

PARK CONNECTION



HOGAN ST

S LAURA ST

E INDEPENDENT DR

RESIDENTIAL ENTRY

PARKING

S MAIN ST

AERIAL SITE PLAN



SKY GARDEN TERRACE

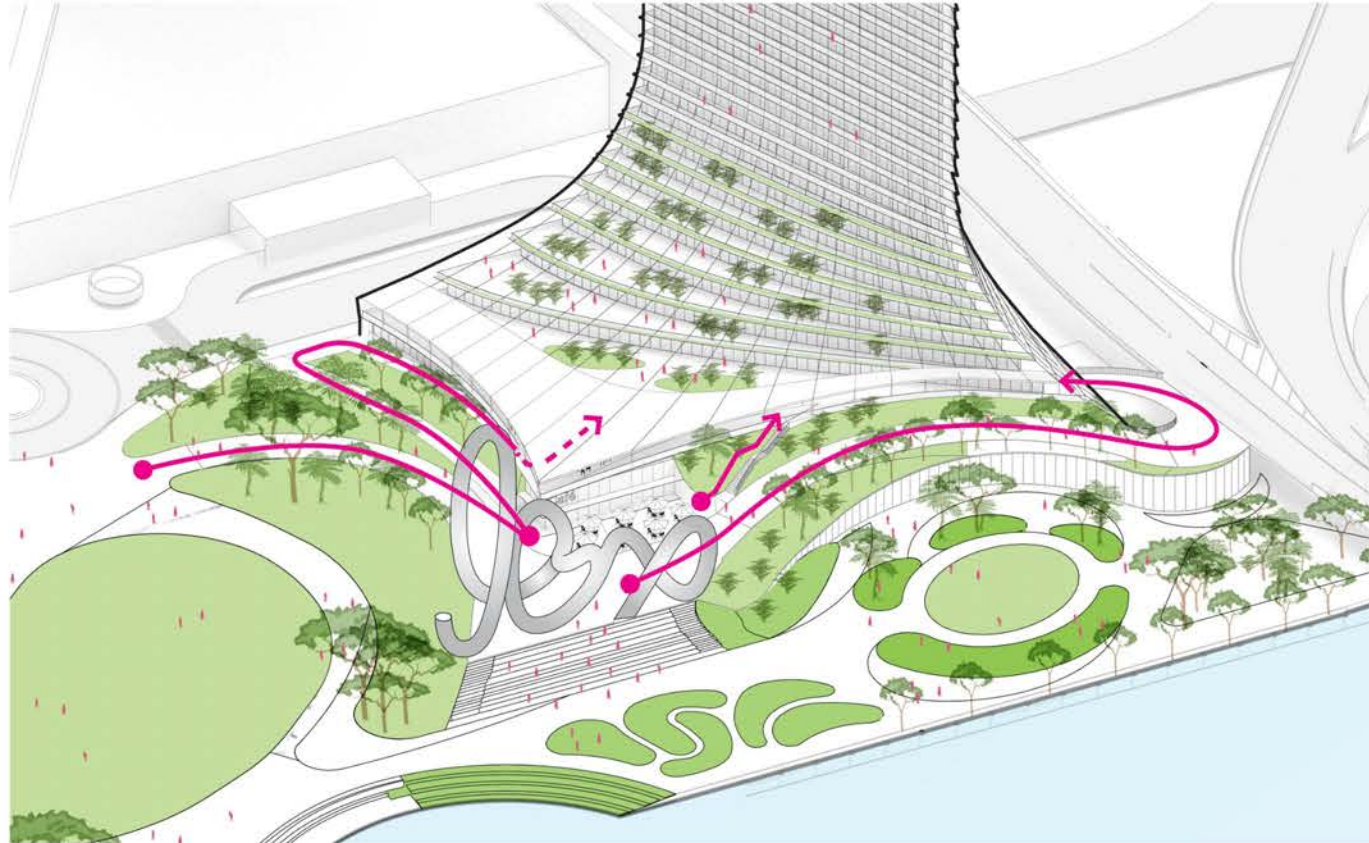
RETAIL

PARKING

CAFE

CIVIC STAIRS TERRACE

TOWER RELATIONSHIP TO THE RIVER VIEW PLAZA PARK



ACCESSIBLE CONNECTIONS FROM PARK TO SKY GARDEN TERRACE

A landscaped staircase is provided at the south of the Sky Garden Terrace connecting Civic Stairs level & the proposed café below. An accessible ramp that winds through the landscape is also provided. A stair lobby is provided within the project to connect with the Main Street Pedestrian Ramp.



Cafe

ACCESSIBILITY FROM PARK TO SKY GARDEN TERRACES



ACCESSIBLE RAMP

Cafe

LANDSCAPED STAIRS

MAIN STREET PEDESTRIAN RAMP

ACCESSIBILITY FROM PARK TO SKY GARDEN TERRACES



BROOKLYN BOTANIC (WEISS MANFREDI)



CHICAGO NAVY PIER (NARCHITECTS)

LANDSCAPE PRECEDENTS



AERIAL VIEW OVER ST JOHNS RIVER



PEDESTRIAN VIEW OFF THE MAIN ST BRIDGE LOOKING NORTH WEST



SKYLINE VIEW LOOKING NORTH

PUBLIC ART LIGHT INSTALLATION



TELUS SKY TOWER

CALGARY, CANADA

Collaborating with artist Douglas Coupland for a permanent façade art installation created a city icon that illuminates the Calgary skyline just before the sun sets. The “Northern Lights” installation amplifies the identity and sensation of being in the far north.

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