

# RIVERTOWN

St. Johns County, Florida

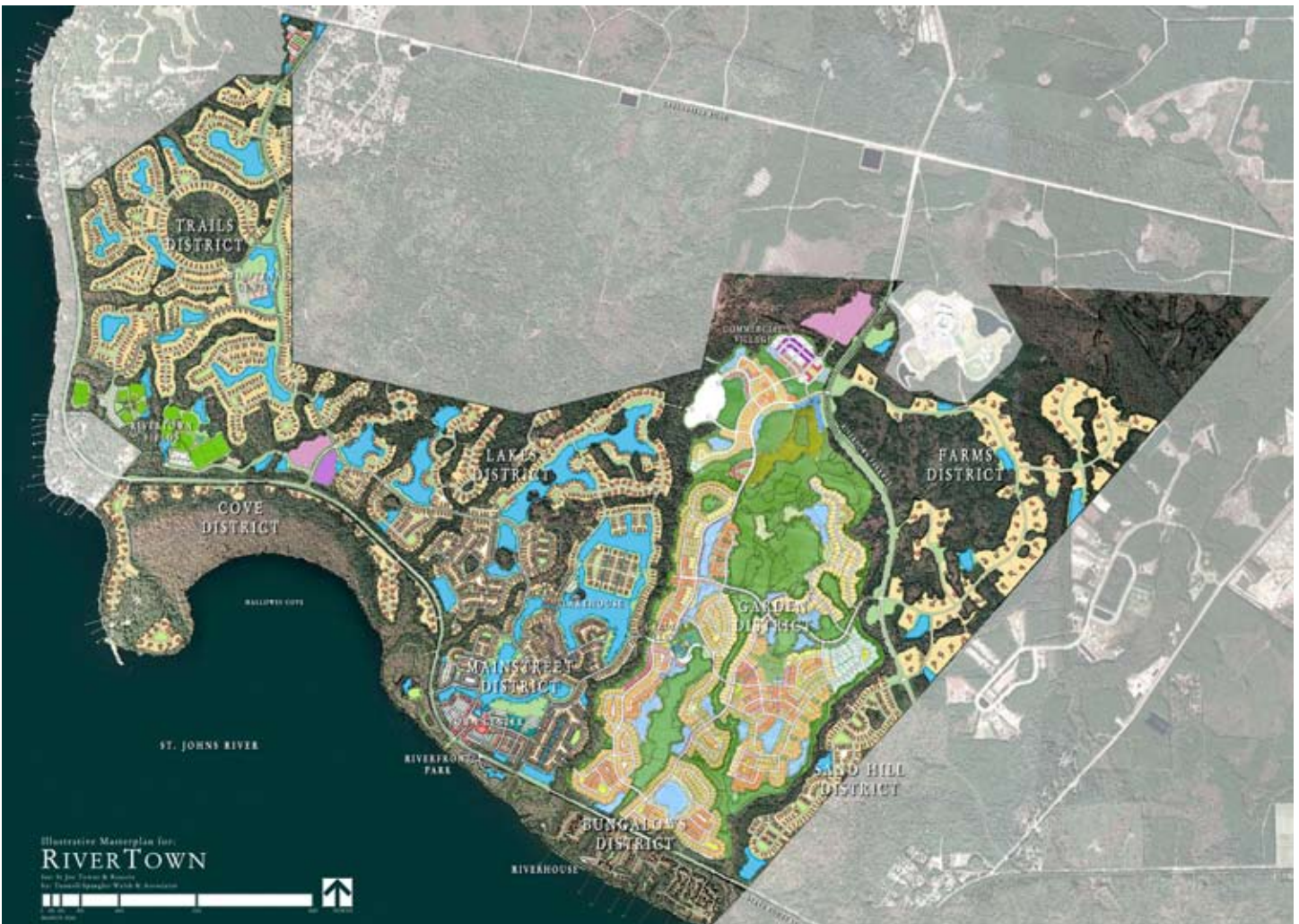


TUNNELL-SPANGLER-WALSH & ASSOCIATES



TSW was asked by the St. Joe Company to plan a 4,000 acre, 3,000 du primary community with four miles of frontage on the St. Johns River, south of Jacksonville. The master plan proposes a compact TND town center, with a pedestrian-oriented activity core integrating commercial, recreational, multi-family, and civic/educational uses around a town square.

Five outlying neighborhoods are characterized by their orientations to (1) lakes, (2) golf, (3) old-growth live oak forest, (4) rural farmlands, and (5) the river. A network of separate neighborhood amenities, keyed to each of these themes (i.e. *Boathouse, Garden District, Nature Park, Farmer's Market and Community Dock, respectively*) will be accessible to all residents. Two regional parks - one oriented to the river, the other to active recreational use - will serve as scenic gateways to the community. Thirty-five percent of the total land area will be set aside as public open space and wildlife habitat.





left: RiverTown town center renderings  
above: Sketch plan for town center