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.
RIVER TOWN - TOWN CENTER
St. Johns County, Florida

Client:
St. Joe Company

Project Status:
Plan completed in 2006

Project Overview:
- Master plan for 4,000-acre community along St. Johns River
- Compact TND town center with pedestrian-oriented activity

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