



**Downtown Development Projects
Completed Since 2000
Jacksonville, FL**

Updated quarterly by Downtown Vision, Inc.
April, 2011

Downtown Core – Projects Completed

31 projects | \$384,883,000 total investment

11 E. Forsyth

Development Type: Residential
Status: Complete
Location: 11 E. Forsyth Street
Participants: Vestcor
Investment: \$24,150,000
Description: Constructed in 1926, the 17-story Chicago style Lynch building has been renovated by Vestcor. The building, which at the time of its completion was the second tallest on the Jacksonville skyline, now houses 126 loft-style apartments. With open area floor plans, 9-foot ceilings, and expansive views, the 11 E. apartments offer residents stylish housing in a premier downtown location. 11 E. Forsyth is in the heart of downtown, only 2 blocks from the river and within walking distance of many of downtown's cultural, sports and entertainment venues. Both one and two bedroom apartments are available, with leasing rates starting from \$695 per month. Amenities include onsite parking, designer kitchens, state of the art fitness center, elegant community center, building security, 24-hour emergency maintenance, and package and mail acceptance. Project completion date: March 1, 2003.

100 N. Laura

Development Type: Office
Status: Complete
Location: 100 N. Laura Street
Participants: Corim Laura Street, LLC
Investment: \$2,500,000
Description: Owners of 100 N. Laura recently completed a \$2.5 million renovation of this historic Downtown building. Complete with a newly remodeled lobby, the building has been restored to its original magnificence and is currently leasing Class A office space.

121 Atlantic Place

Development Type: Office
Status: Complete
Location: 121 W. Forsyth St.
Participants: 121 Atlantic Place, LLC
Investment: \$1,100,000
Description: Owners of 121 Atlantic Place recently completed a renovation of this historic Downtown building, including remodeling the lobby and public areas.

Bay Street Town Center Streetscape

Development Type: Beautification/Streetscape
Status: Complete
Location: East Bay Street
Investment: \$1,400,000
Description: The City of Jacksonville has upgraded Downtown's Bay Street from Liberty Street to Ocean Street. The project's main purpose was to create a new district with a sense of place. Upgrades included new landscaping, signage and parking upgrades.

Bay Street Town Center Phase II - IV

Development Type: Beautification/Streetscape
Status: Complete
Location: E. Bay Street from Ocean to Liberty
Participants: City of Jacksonville
Investment: \$1,200,000
Description: Construction has been completed on Phase II of the Bay Street town center improvements which include streetscaping (lighting, trees, pavers) from Main Street to Ocean Street north and south sides, Ocean to Newnan south side of the block and Market street north of Bay to Forsyth. Additionally, the new Bay Street Bridge over Hogan's Creek is now open. The bridge was widened from 40 foot to a new 80 foot width. Sidewalks on the bridge were also improved.

Phase III includes streetscape improvements for both sides of Newnan St. between Bay and Forsyth, and the south side of Forsyth from Ocean to Newnan. Phase IV includes completing Bay Street on the south side in front of the Courthouse Annex and will not occur until both buildings are demolished or renovated.

Bay Street Traffic Signalization

Development Type: Infrastructure
Status: Complete
Location: Bay Street between Main Street and A. Philip Randolph Blvd.
Participants: City of Jacksonville
Investment: \$3,000,000
Description: The City of Jacksonville has installed reversible lane signals along Bay Street to regulate traffic during major events.

BB&T Tower

Development Type: Office
Status: Complete
Location: 200 W. Forsyth St.
Participants: Urbana
Investment: \$220,000
Description: Upgrades have been completed at BB&T Tower, including opening and expanding the entrance to the building.

Berkman Plaza Phase I (now The Plaza Condominiums)

Development Type: Residential
Status: Complete
Location: 400 E. Bay Street
Investment: \$71,450,000
Description: Located along the St. Johns River, Phase I of this residential community has already been completed. The completed development currently includes a 22-story, 198-unit high-rise condo tower, 20 town homes, a swimming pool and a private parking garage with rooftop tennis courts, sun deck and gardens. The first phase also included the extension of the Northbank Riverwalk to the end of the town homes on the property.

Chamblin's Uptown

Development Type: Retail
Status: Complete
Location: 225 N. Laura Street
Participants: Ron Chamblin
Investment: \$1,300,000
Description: Ron Chamblin, owner of Chamblin Bookmine, is bringing a branch of his book treasure trove to Downtown. Less than a block from the new Main Library, Chamblin will offer readers used books, hard to find titles book trade-in and a coffee shop. The owner plans to restore the windows in the front of the structure to their original design and keep a lot of the brick exposed in the interior. Construction is expected to be completed in 2008.

Churchwell Lofts at East Bay

Development Type: Residential
Status: Complete
Location: 301 E. Bay Street
Participants: Robert Pavelka
Investment: \$8,600,000



Description: Construction has been completed on the conversion of the Churchwell Building at the corner of Bay and Market Streets into 21 loft condominiums with retail space on the first floor. The units range from 900-1400 square feet and sell for between \$300,000 and \$400,000.

Dalton Agency

Development Type: Office
Status: Complete
Location: 140 W. Monroe St.
Participants: Park Place Plaza, Inc.
Investment: \$1,500,000
Description: The Dalton Agency has renovated the Park Place building, located across the street from Hemming Plaza. This 28,000 square foot, three-story building is now home to The Dalton Agency and Subway.

Downtown Parking Garage

Development Type: Parking
Status: Complete
Location: Sports Complex/County Courthouse Site
Participants: Metropolitan Parking Solutions
Investment: \$53,000,000 w/ Arena and Sports Complex Parking Garages
Description: A 1,375 parking space garage has been completed across from the new courthouse site. The garage features a retail component, including a soon to move-in US Post Office, and a small courtyard.

Dyal Upchurch Building

Development Type: Culture/Entertainment
Status: Complete
Location: 6 E. Bay Street
Investment: \$1,700,000
Description: Renovations have been completed in the Dyal Upchurch building. As part of the work, Husk Jennings Galloway + Robinson, an advertising and public relations firm occupying the sixth floor, has added a reception area and meeting rooms on the first floor. An art gallery is located on the second floor, and a sit-down restaurant will eventually be added on the ground floor of the 45,000 square foot historic building.

Eclate Jazz Club (now Dive Bar)

Development Type: Culture/Entertainment
Status: Complete
Location: 331 E. Bay Street
Investment: \$730,000
Description: This upscale jazz club opened on Bay Street in 2003.

Ed Ball Building

Development Type:	Office
Status:	Complete
Location:	214 N. Hogan St.
Participants:	City of Jacksonville
Investment:	\$10,000,000
Description:	The City of Jacksonville has purchased the Ed Ball building and has moved several city departments into the building. To date, the Housing and Neighborhoods Department, the Information Technology Department and the Public Works Department have moved into the building.

Elks Building

Development Type:	Office
Status:	Complete
Location:	205 N. Laura Street
Investment:	\$5,750,000
Description:	The three-story Elks Building has been recently renovated to house retail space on the first floor and office space on the second and third floors.

Federal Building Renovations

Development Type:	Office
Status:	Complete
Location:	400 W. Bay Street
Investment:	\$20,000,000
Description:	Construction is complete on a two-year renovation and modernization project for the 10-story, 314,000 sq. ft. Charles E. Bennett Federal Building. Work included overall modernization, wiring improvements, asbestos abatement, elevator improvements and improvements to the exterior of the building.

Former Haverty's Building/Jake M. Godbold City Hall Annex

Development Type:	Office
Status:	Complete
Location:	Laura Street and Duval Street
Participants:	Police and Fire Pension Fund
Investment:	\$10,000,000



Description: The City of Jacksonville has transferred ownership of the former Haverty's building on Duval Street to the Police and Fire Pension Fund, which is reconstructing the building. Upon completion, the city will lease space in the building and move the Planning Department from the Florida Theatre building to this building, making it part of the city's government campus around Hemming Plaza.

In April 2009, the building was named the Jake M. Godbold City Hall Annex after Jacksonville's former Mayor who is noted for leading Downtown revitalization efforts during his administration.

Holmes Building

Development Type:	Culture/Entertainment/Office
Status:	Complete
Location:	E. Bay Street
Investment:	\$1,100,000
Description:	Developers have finished renovating the two-story Holmes Building near the intersection of Bay and Ocean Streets. Plans show that the first floor could house a restaurant and two retail stores, while the second floor is expected to accommodate offices.

Jacksonville Museum of Modern Art (now MOCA Jacksonville)

Development Type:	Culture/Entertainment
Status:	Complete
Location:	333 N. Laura Street
Investment:	\$6,000,000
Description:	JMoMA has recently renovated the Western Union Telegraph Building, located across from Hemming Plaza, into a 60,000 sq. ft. museum that houses the Museum's permanent collection of significant twentieth century art, traveling exhibitions, and extensive educational facilities. Included in the newly finished building are a museum shop, lobby and café with outdoor seating, located on the first floor. The basement has been renovated to make room for an auditorium where the museum hosts lecture series, films, and performances. The second and third floors of the building house the Museum's main exhibition space. Administrative offices occupy the fourth floor and the fifth floor contains art education classrooms and a children's interactive center. The museum had its grand opening in May, 2003.

JTA Bus Shelters

Development Type:	Infrastructure
Status:	Complete
Location:	Various locations
Participants:	Jacksonville Transportation Authority
Investment:	\$352,000



Description: The Jacksonville Transportation Authority has installed 24 new Downtown bus shelters to replace existing bus shelters in Downtown.

The shelters feature solar lighting, more transparent screens, maps, bicycle racks and trash cans. Downtown Vision and the Jacksonville Economic Development Commission worked with JTA to select a design that will reduce nuisance activity and be more attractive than current Downtown shelters.

Main Street Park

Development Type:	Park/Recreation
Status:	Complete
Location:	City of Jacksonville
Participants:	Corner of Duval & Main streets
Investment:	\$1,800,000
Description:	The City of Jacksonville has completed Main Street Park - Downtown's newest recreation space. The project features date palms lining both sides of Main Street from Forsyth to Union streets, as well as a new pocket park.

Main Street Park provides a spot of green in an area with vacant lots and surface parking facilities. The park was designed to complement the Main Library and features series of grass terraces lined with shade oak trees and a courtyard for featuring a public art exhibit.

New Main Library

Development Type:	Culture/Entertainment
Status:	Complete
Location:	303 N. Laura Street
Participants:	City of Jacksonville
Investment:	\$95,000,000



Description: As part of the Better Jacksonville Plan, the City of Jacksonville is building a new public library to be located in the block bound by Main, Laura, Duval and Monroe Streets. The new library will include a business center with additional electronic databases, a new technology center for learning computer applications and to access the Internet, larger space for the Florida History and Genealogy Collections, a storytelling room for children, and a literacy center. Also included in the library will be a 400-seat auditorium, a 5,000 square foot multi-purpose room, and a café-bookstore. Another component of the library is the construction of a 600-plus space-parking garage that is now located across the street from the library. The library opened in November 2005.

OUR Properties, 100 E. Adams St.

Development Type:	Culture & entertainment
Status:	Complete
Location:	100 E. Adams Street
Investment:	\$281,000
Description:	OUR Properties completed upgrades to the building.

Police & Fire Pension Fund Building

Development Type:	Office
Status:	Complete
Location:	1 W. Adams Street
Investment:	\$4,000,000
Description:	The Police & Fire Pension Fund has finished the renovation of this building located at the corner of Adams and Main streets.

Public Parking Signage

Development Type:	Infrastructure
Status:	Complete
Location:	Water Street, Yates, Library, and Ed Ball Garages
Investment:	\$160,000
Description:	The City of Jacksonville has installed new public parking signage on public Downtown garages to help direct Downtown visitors to available parking.

The Carling

Development Type:	Residential
Status:	Complete
Location:	31 W. Adams Street
Investment:	\$27,100,000
Description:	The Carling Hotel, built in 1926 and later renamed the Roosevelt in 1936, is one of the only two hotels remaining in Downtown Jacksonville that were constructed during the Florida boom of the 1920's. Vestcor, which recently renovated the Lynch building, has completed an adaptive reuse renovation of the Roosevelt building. Plans include 100 residential apartments boasting one, two and three bedrooms. Also included in the project is 15,000 square feet of retail space and a 250 space parking garage.

The Urban Core

Development Type: Culture & Entertainment
Status: Complete
Location: 21 E. Adams St.
Investment: \$1,600,000
Description: The building has been renovated and is now home to two popular Downtown eateries – Burrito Gallery and Indochine.

The Warehouse

Development Type: Culture/Entertainment
Status: Complete
Location: 315 E. Bay Street
Investment: \$1,290,000
Description: Bay Street Warehousing, LLC has renovated this four-story, 20,500 square foot building on Bay Street. The building has been vacant since 2000. Renovations include commercial, office and residential space, with the first floor featuring a lobby, and possibly a night-club, restaurant or art gallery.

U.S. Federal Courthouse

Development Type: Office
Status: Complete
Location: 300 N. Hogan Street
Investment: \$80,000,000
Description: The new 14-story U.S. Courthouse, located on Hogan Street between Duval and Monroe Streets, opened in early 2003 and will employ 400 people, up from the 200 people currently employed at the current Federal Courthouse. The new courthouse, which increased its size from 250,000 sq. ft to 400,000 sq. ft. and includes 8 district courts, 4 magistrate and bankruptcy courts and a circuit court, is expected to bring many more agencies into the building to create more efficient operations. According to the Department of General Services, over 1,000 daily visitors are expected at the Courthouse.

W.A. Knight Building

Development Type: Residential
Status: Complete
Location: 113 W. Adams Street
Investment: \$1,600,000
Description: Built in 1923, and renovated in 2001, the W.A. Knight building features 12 charming soft loft units available for lease. Each unit boasts major appliances, satellite television and security systems, as well as brick walls, original tile, hardwood floors and exposed beams. These 705 to 962 square feet residential rentals run from \$725 to \$1,090.

Southbank – Projects Completed

9 projects | \$320,701,000 total investment

841 Prudential Drive

Development Type: Office
Status: Complete
Location: 841 Prudential Drive
Investment: \$24,300,000
Description: Owners of 841 Prudential recently completed a full renovation of the building, including a renovated lobby and office space, and a new parking garage.

Baptist Hospital

Development Type: Medical
Status: Complete
Location: 800 Prudential Drive
Participants: Baptist Hospital
Investment: \$55,000,000
Description: Baptist Hospital completed an expansion of its Downtown facility, including a new heart hospital.

Baptist Medical Center Surgery Expansion

Development Type: Medical
Status: Complete
Location: 841 Prudential Drive
Participants: Baptist Hospital of NE Florida
Investment: \$27,500,000
Description: Baptist Medical Center has completed a project to add 19,000 square feet of space. The expansion provides more support space for post-surgery recovery rooms.

Hendricks Avenue Reconstruction

Development Type: Street construction
Status: Complete
Location: Hendricks Avenue
Investment: \$5,711,000
Description: The Hendricks Avenue project extends from Mitchell Avenue to Prudential Drive for approximately one mile through a predominantly commercial area. The new road is a three-lane section. The project included bike lanes and widened decorative sidewalks. Other improvements included historic lighting and landscaping. Signalized intersections were improved to accommodate the new roadway configuration. Existing overhead utilities were relocated underground to provide a more aesthetically pleasing corridor.

Home Street Lofts

Development Type: Residential
Status: Complete
Location: Corner of Home Street and Hendricks Avenue
Investment: \$3,000,000
Description: Ocean Blvd. Development of Jacksonville has converted the Luther Rice Seminary building into 12 luxury loft style condominiums. The condominiums start at \$200,000 and are located at the corner of Home Street and Hendricks Avenue on the Southbank, across the street from bb's restaurant. Amenities include brick walls, granite countertops, scored concrete floors, exposed beams, stainless steel appliances and 12 to 19 foot ceilings.

San Marco Place

Development Type: Residential
Status: Complete
Location: Riverplace Boulevard
Participants: Riverplace Properties Development, LLC
Investment: \$49,800,000

Description: Riverplace Properties Development LLC has completed a mixed use development between Morton's Steakhouse and the AvMed building on Riverplace Blvd. The building includes 141 condos, 5,200 sq. ft. retail space and a parking garage.



Synovus Bank

Development Type: Retail/Office
Status: Complete
Location: 1326 Prudential Drive
Participants: Synovus Bank
Investment: \$1,500,000
Description: Synovus Bank has completed construction on a new branch on the Southbank, located on the site previously occupied by Local's.

The Peninsula & Strand at St. Johns

Development Type: Residential
Status: Complete
Location: 1403 Riverplace Boulevard
Participants: American Land Ventures, LLC
Investment: \$153,690,000
Description: Construction on the first phase of the project, including 295 apartments, is complete. Construction is also complete on the second phase, which includes a 32-story tower with 234 condos built over a 622-space parking deck.

Treaty Oak Park Improvements

Development Type: Recreation
Status: Complete
Location: Treaty Oak Park
Investment: \$200,000
Description: The City of Jacksonville has completed several improvements to upgrade Treaty Oak Park, including redecking the area under the tree, relocating picnic tables and benches, moving and reconstructing sidewalks, adding landscaping and enhancing lighting.

Riverside Avenue/Brooklyn – Projects Completed 9 projects | \$151,273,000 total investment

duPont Testamentary Trust Headquarters

Development Type: Office
Status: Complete
Location: Forest Street
Participants: duPont Testamentary Trust
Investment: \$20,000,000
Description: The duPont Testamentary Trust is building a 46,600-square foot building on about 1 acre of riverfront property. The five-story structure houses the trust's headquarters, and is a sustainable building.

Fidelity National Financial

Development Type: Office
Status: Complete
Location: 601 Riverside Avenue
Participants: Fidelity National Financial,
Investment: \$53,000,000



Description: Fidelity National Financial has built a 13-story, 200,000 sq. ft. office building adjacent to its new headquarters on Riverside Avenue. Also included in the project is a parking garage on the other side of Riverside Avenue, which has also been completed.

Fidelity Park/Northbank Riverwalk Park

Development Type: Recreation
Status: Complete
Location: Northbank Riverwalk
Participants: City of Jacksonville
Investment: \$2,000,000
Description:

The Northbank Riverwalk Park signifies a unique private/public partnership between the City of Jacksonville and Fidelity National Financial and is a great step in how the city and the JEDC plan to fulfill the goals as outlined in the *Downtown Action Plan*. In 2005, as part of a land swap agreement between the city and Fidelity National, Fidelity National was tasked with developing and landscaping a park parcel on land retained by the city that is now available to the public to access the Riverwalk. Fidelity also had to develop a public parking area that now consists of 28 parking spaces available for public use.

The primary architect of the park, retained by Fidelity National, is Jeffrey H. Rolland, AIA, Principal with Rolland, DeValle & Bradley, Inc. The new park is located on Forest Street off of Riverside Avenue next to Fidelity National's headquarters and features public access and parking to the Riverwalk.

Northbank Riverwalk

Development Type: Recreation
Status: Complete
Location: Northbank Riverwalk
Investment: \$8,500,000
Description:

With the completion of Berkman Plaza, the Northbank riverwalk now extends from Berkman Plaza to I-95 in Riverside. The focus of many premier downtown events, the Northbank riverwalk offers a fantastic view of the St. Johns River for you to stroll at your leisure.

Riverside Arts Market

Development Type: Recreation
Status: Complete
Location: Northbank Riverwalk
Participants: City of Jacksonville
Investment: \$1,980,000
Description:

Beneath the sheltering canopy of the Fuller Warren Bridge, this huge all-weather weekend market is now open. The project is the result of a unique partnership between Fidelity National Financial, Riverside Artists' Market (RAM), FDOT, the City and the JEDC.

The riverfront venue features more than 100 artists displaying their wares, accompanied by musical entertainment, street performers, and food vendors. Modeled after the highly successful Portland Saturday Market in Portland, Oregon, which has over 700,000 visitors per year, RAM is destined to be one of Jacksonville's most exciting cultural and entertainment destinations.

Riverside Arts Market Floating Dock

Development Type:	Recreation
Status:	Complete
Location:	Under Fuller Warren Bridge/I-95
Participants:	Riverside Arts Market
Investment:	\$1,800,000
Description:	The city has installed floating docks that allow boating access to the Riverside Arts Market, which is located under the northern approach of the Fuller Warren Bridge. The improvements consist of a 200-foot long by 8-foot wide dock connected with a 40-foot long by 4-foot wide gangway attached to the bulkhead of the Northbank Riverfront Park. The dock is lighted with solar lights for nighttime navigation safety.

Riverside Avenue Widening

Development Type:	Street reconstruction
Status:	Complete
Location:	Riverside Avenue
Investment:	\$11,993,000
Description:	Construction is complete on the Riverside Avenue widening, which included adding two lanes of traffic, widening sidewalks and reconstructing Riverside Avenue from Edison Street to the Acosta Bridge.

Riverside Avenue Partners

Development Type:	Office
Status:	Complete
Location:	North of Fidelity campus on Riverside Avenue
Participants:	Riverside Avenue Partners
Investment:	\$28,000,000
Description:	Construction has been completed on a new 13-story office building on Riverside Avenue. The project houses 227,000 square feet of office and retail space, as well as 600 parking spaces. Offices are on the top eight floors of the building, while parking is on the five lower levels.

St. Joe Company Headquarters

Development Type:	Office
Status:	Complete
Location:	Riverside Avenue
Investment:	\$24,000,000
Description:	St. Joe has built a five-story, 140,000 sq. ft. headquarters next to the YMCA on Riverside Avenue. The building was completed in spring 2003, and includes a dock for river access and tenant use.

LaVilla – Projects Completed

10 projects | \$33,592,000 total investment

Brewster Hospital

Development Type:	Office
Status:	Complete
Location:	Monroe Street and Davis Street
Participants:	City of Jacksonville
Investment:	\$2,300,000
Description:	The City of Jacksonville relocated Brewster Hospital from its former location to the northeast corner of Monroe Street and Davis Street, and has completed a full rehabilitation of the building. Built in the early 1900's, Brewster Hospital was Florida's first hospital and nursing school for blacks. The city is currently reviewing options for use of the rehabilitated building.

Clara White Mission

Development Type: Office
Status: Complete
Location: 613 W. Ashley Street
Investment: \$2,150,000
Description: The Clara White Mission recently finished construction of new office space on Ashley Street.

Coffman, Coleman, Andrews & Grogan

Development Type: Office
Status: Complete
Location: 800 W. Monroe Street
Investment: \$2,757,000
Description: The firm has recently completed the first phase of its new headquarters in the LaVilla area of Downtown Jacksonville. Phase I of this project consisted of the construction of an approximately 20,000 sq. ft. building and parking for its 36 employees. Anticipated growth needs will determine the pace at which the second phase of this project will occur.

Educational Community Credit Union (now Community First Credit Union)

Development Type: Office
Status: Complete
Location: Beaver & Jefferson Streets
Investment: \$8,000,000
Description: The Educational Community Credit Union completed construction of their new 57,000 s.f. headquarters in LaVilla in May 2002. The building contains executive offices, operations functions, a mortgage department and related support facilities.

Elkins Constructors Headquarters

Development Type: Office
Status: Complete
Location: 701 W. Adams Street
Investment: \$3,310,000
Description: Elkins Constructors has completed construction on its new headquarters in LaVilla.

Harmony Dental

Development Type: Office
Status: Complete
Location: Adams Street
Investment: \$1,875,000
Description: Harmony Dental Laboratory has completed development of an 18,600 s.f. medical/dental manufacturing and education facility in LaVilla.

LaVilla Professional Office Complex

Development Type: Office
Status: Complete
Location: LaVilla
Investment: \$5,100,000
Description: 40,000 sq. ft. of office space has been constructed in LaVilla for physicians, an imaging center and the professional offices of an architect. All tenants in this phase were relocated due to the FDOT Riverside Avenue widening project.

LaVilla Professional Office Complex Phase II

Development Type: Office
Status: Complete
Location: LaVilla
Investment: \$6,200,000
Description: For the second phase of the LaVilla Professional Office Complex development, a second building of two- or three-stories is complete, with at total of 50,000 to 70,000 sq. ft. of office space.

Lee and Cates Glass

Development Type: Office/Warehouse
Status: Complete
Location: 905 W. Forsyth Street
Participants: Lee & Cates Glass
Investment: \$1,000,000
Description: Lee and Cates Glass has finished a new 23,000 square foot, two story corporate headquarters facility and a 5,000 sq. ft. warehouse. They renovated the existing warehouse space at its current location bound by Adams Street to the north, Madison Street to the east, Davis Street to the west and Forsyth Street to the south.

Ronco Group

Development Type: Office
Status: Complete
Location: 630 W. Adams St.
Investment: \$900,000
Description: Ronco Group renovated this former garage into an office space.

Sports Complex – Projects Completed

7 projects | \$290,200,000 total investment

Adams Street Station

Development Type: Office/Entertainment
Status: Complete
Location: 1740 E. Adams Street
Participants: KART Development
Investment: \$8,000,000
Description: KART Development has turned this 1.9 acre site into an office and entertainment complex featuring 24 refurbished rail car condos.

ALLTEL Stadium (now Everbank Field)

Development Type: Culture/Entertainment
Status: Complete
Location: 1 Stadium Place
Participants: City of Jacksonville
Investment: \$59,000,000
Description: ALLTEL Stadium has recently undergone over \$59 million in improvements. The renovations include a new 18,000-square-foot Terrace Suite for 700 premium ticket holders, a 15,000-square-foot Bud Zone sports bar and a 20,000-square-foot patio deck in the south end zone open to all ticket holders. Additional upgrades include six new at the stadium corners and plasma televisions in the sports bar. A new entertainment zone was also added, including a permanent stage, a tailgating area and other entertainment options.

Amsterdam Sky Café (now City Hall Pub)

Development Type:	Culture/Entertainment
Status:	Complete
Location:	A. Philip Randolph Boulevard
Investment:	\$2,000,000
Description:	This new 12,000 sq. ft. multi-purpose entertainment facility, located directly between the Baseball Grounds of Jacksonville and Veterans Memorial Arena, opened in fall 2003. The conversion of this existing building includes a full-service restaurant, and is expected to eventually include a coffee shop, fine dining venue, sports bar, blues club and additional retail.

Arena & Sports Complex Parking Garages

Development Type:	Parking
Status:	Complete
Location:	Duval at A. Philip Randolph Blvd.
Participants:	Metropolitan Parking Solutions
Investment:	\$53,000,000 w/ Downtown Parking Garage
Description:	A 480-space garage adjacent to the arena and a 1,000-space garage at the sports complex have been completed.

Baseball Grounds of Jacksonville

Development Type:	Culture/Entertainment
Status:	Complete
Location:	301 A. Philip Randolph Boulevard
Investment:	\$34,000,000
Description:	As part of the Better Jacksonville Plan, a new baseball park has been constructed to replace the 45-year-old Wolfson Park. The park includes expanded seating at the venue from 8,200 seats to 10,000 seats, and upgraded dugouts, locker rooms, and training facilities. Also included are 156 dugout seats, 188 club seats, 12 air conditioned suites, a suite-level club, six covered party decks, extended canopies for additional shading, and a natural grass field. The red brick exterior complements both the new arena and the historic St. Andrews Church, which sits adjacent to the ballpark site. The new Triple A eligible ballpark was dedicated in the spring of 2003.

Metropolitan Park

Development Type:	Recreation
Status:	Complete
Location:	Metropolitan Park
Participants:	City of Jacksonville
Investment:	\$4,200,000
Description:	The City of Jacksonville has completed improvements to Metropolitan Park, including removing fences and flattening the land to create a 4-acre public lawn to be used for festivals and athletic events.

Veterans Memorial Arena

Development Type:	Culture/Entertainment
Status:	Complete
Location:	300 A. Philip Randolph Boulevard
Investment:	\$130,000,000
Description:	Construction is complete on Jacksonville's new sports and entertainment arena. The arena was built just west of A. Philip Randolph Boulevard in the Sports Complex. The red brick exterior complements both the new baseball park and the historic St. Andrews Church, which sit directly across A. Philip Randolph. With a capacity of 16,000, it nearly doubles the seating of the 42-year-old Veterans Memorial Coliseum and will attract national level entertainment that Jacksonville has missed out on in the past. Included amenities feature 1,000 club seats, 28 suites, four party suites, a party deck, a spacious lobby/main entry, varied concessions, 11 ticket windows, four team locker rooms, four star dressing rooms and 27,000 square feet of floor area. The new arena is also professional/NCAA sports capable to host arena football, hockey and basketball. The arena was dedicated in the summer of 2003, and opened in November 2003.

Downtown Periphery – Projects Completed

11 projects | \$223,375,000 total investment

432 E. Monroe St.

Development Type: Office
Status: Complete
Location: 423 E. Monroe Street
Participants: T.A. Delegal
Investment: \$69,000
Description: Owners of 432 E. Monroe St. recently completed a renovation of this historic Downtown building, which was built after the Great Fire of 1901. Complete with a newly remodeled lobby and offices, the building has been restored and is currently home to a law office.

Burger King Renovation

Development Type: Retail
Status: Complete
Location: 210 E. State St.
Participants: Burger King
Investment: \$256,000
Description: The renovation included demolishing the old "greenhouse" dining room structure, installing a new exterior wall and refinishing the exterior of the building.

Community Connections Office

Development Type: Office
Status: Complete
Location: Liberty, Duval and Church Streets
Investment: \$850,000
Description: Community Connections has finished building a new office on the block bounded by Liberty, Duval and Church streets. The office has several features similar to the existing Davis Center, which is next door, including identical bricks and windows and historic lighting fixtures.

Hart Bridge Painting & Reconstruction

Development Type: Infrastructure
Status: Complete
Location: Hart Bridge
Participants: Florida Department of Transportation
Investment: \$26,000,000



Description: The Florida Department of Transportation has completed improvements on the Hart Bridge.

The 3,844-foot long, 65-foot wide and approximate 150-foot high bridge was repainted and repairs were made to the structural supports.

I-95/I-10 Reconstruction

Development Type: Street Reconstruction
Status: Complete
Location: I-95/I-10 merge
Investment: \$148,000,000



Description: Construction of this interchange began Feb. 15, 2005 and finished in early 2011 at a cost of \$150 million. The project is being constructed in 10 phases, of which four are completed and four are under construction.

This project is important not only to our region, but to Downtown because it provides smoother on-off access to the interstate system and a new gateway entrance into Downtown via a widened Forest Street. This new gateway is located in the Riverside Avenue/Brooklyn area of Downtown, the site of many public and private redevelopment projects.

For more information visit the project's website, www.thebigi.info.

Mathews Bridge Grating Replacement

Development Type: Infrastructure
Status: Complete
Location: Mathews Bridge
Participants: Florida Department of Transportation
Investment: \$12,900,000
Description:

An "exodermic deck system" is a steel grid filled in with lightweight concrete. This system has been successfully installed on several bridges including structures in Fort Lauderdale, West Palm Beach and the Tappan-Zee Bridge in New York which is similar to the Mathews Bridge. It has also been used on several other bridges in the United States. Supports beneath and above the riding surface will be replaced and strengthened to help provide a smoother ride across the bridge. The end result will be a solid riding surface across the entire 7,375 foot long bridge. Currently the work is scheduled in four (4) phases. The project was completed in September 2007.

Parks at the Cathedral

Development Type: Residential
Status: Complete
Location: 256 E. Church Street
Investment: \$8,200,000
Description:

The first phase of construction has been completed and sold out on these lovely new residential units between Market and Liberty Streets. Phase One, with a total housing value of \$7.4 million, offers 51 town homes ranging from 1,500 to 1,900 square feet and includes garages, balconies, and upper level porches. Only four blocks from the river, these beautiful town homes offer several luxurious amenities and a premier Downtown address to prospective buyers.

Residences at City Place

Development Type: Residential
Status: Complete
Location: 311 W. Ashley St.
Investment: \$2,000,000
Description:

Formerly Ashley Towers, Residences at City Place is an affordable condominium tower in Downtown that has been recently converted from rental. The 57-year old building features 205 units divided into four different floor plans ranging from 468 to 583 square feet. The units range in price from \$59,900 to \$139,900.

State & Union Street Landscaping

Development Type: Beautification
Status: Complete
Location: State and Union Streets
Investment: \$6,100,000
Description: The City of Jacksonville recently completed a streetscaping project on State and Union Streets, including adding decorative pavers, widening sidewalks and planting trees.

The Metropolitan

Development Type: Residential
Status: Complete
Location: 421 W. Church St.
Participants: Jax Telecom Partners
Investment: \$16,000,000
Description: The developer has renovated this building into 118 loft-style apartments.

Winn Dixie Renovations

Development Type: Retail
Status: Complete
Location: Market Street
Participants: Winn Dixie
Investment: \$3,000,000
Description: Winn Dixie has upgraded its Downtown location. The redesign added 3,100 square feet of space, create a more modern facade and added an 80-square foot police substation. The company also installed brighter lights in the parking lot and added landscaping.