



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

Updated January 2012

Downtown Development Update

Since 2000, 84 projects totaling \$1.4 billion in investment have been completed Downtown. Nearly 30% of investment occurred in the Downtown core, while 23% occurred on the Southbank and 19% occurred at the Sports Complex. Major transportation projects by the Florida Department of Transportation accounted for 13% of total development.

| Completed Development by Area | Investment | % Total Investment |
|-------------------------------|------------------------|--------------------|
| Downtown Core | \$403,983,000 | 29% |
| Southbank | \$323,801,000 | 23% |
| Riverside Avenue/Brooklyn | \$154,883,000 | 11% |
| LaVilla | \$33,592,000 | 2% |
| Sports Complex | \$274,600,000 | 19% |
| Downtown periphery | \$36,475,000 | 3% |
| Major transportation projects | \$186,900,000 | 13% |
| TOTAL | \$1,414,234,000 | |

Downtown Core – Projects Completed 32 projects | \$403,983,000 total investment

11 E. Forsyth

| | |
|--------------------------|---|
| Development Type: | Residential |
| Status: | Complete |
| Location: | 11 E. Forsyth Street |
| Participants: | Vestcor |
| Investment: | \$24,150,000 |
| Year Completed: | 2003 |
| Description: | Constructed in 1926, the 17-story Chicago style Lynch building was renovated by Vestcor in 2003. The building, which at the time of its completion was the second tallest on the Jacksonville skyline, houses 126 loft-style apartments. The building includes one- and two-bedroom apartments. Amenities include onsite parking, designer kitchens, a fitness center, a community center, and building security. |

100 N. Laura

| | |
|--------------------------|--|
| Development Type: | Office |
| Status: | Complete |
| Location: | 100 N. Laura Street |
| Participants: | Corim Laura Street, LLC |
| Investment: | \$2,500,000 |
| Year Completed: | 2003 |
| Description: | This \$2.5 million renovation includes a remodeled lobby and office space. |

121 Atlantic Place

| | |
|--------------------------|---|
| Development Type: | Office |
| Status: | Complete |
| Location: | 121 W. Forsyth St. |
| Participants: | 121 Atlantic Place, LLC |
| Investment: | \$1,100,000 |
| Year Completed: | 2010 |
| Description: | In 2010, owners 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
Year Completed: 2005
Description: The City of Jacksonville upgraded 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
Year Completed: 2009
Description: The city completed construction 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. The project also included a new Bay Street bridge over Hogan's Creek. The bridge was widened from 40 feet to 80 feet width.

Phase III will include streetscape improvements for both sides of Newnan St. between Bay and Forsyth, and the south side of Forsyth from Ocean to Newnan. Phase IV will include 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
Year Completed: 2010
Description: The City of Jacksonville 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
Year Completed: 2007
Description: Upgrades included 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
Year Completed: 2002
Description: This residential community 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 project 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
Year Completed: 2008
Description: Less than a block from the Main Library, Chamblin's Uptown offers readers used books, hard to find titles, trade-in and a coffee shop. The owner restored the windows in the front of the structure to their original design and kept the exposed brick in the interior.

Churchwell Lofts at East Bay

Development Type: Residential
Status: Complete
Location: 301 E. Bay Street
Participants: Robert Pavelka
Investment: \$8,600,000
Year Completed: 2008



Description: Construction was completed in 2008 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.

Dalton Agency

Development Type: Office
Status: Complete
Location: 140 W. Monroe St.
Participants: Park Place Plaza, Inc.
Investment: \$1,500,000
Year Completed: 2008
Description: The Dalton Agency renovated the Park Place building, located across the street from Hemming Plaza. This 28,000 square foot, three-story building is 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: \$17,000,000
Year Completed: 2006
Description: A 1,375 parking space garage was completed in 2006. Located across Adams St. from the new county courthouse, the garage includes 10,000 square feet of ground level retail space and a small courtyard.

Dyal Upchurch Building

Development Type: Culture/Entertainment
Status: Complete
Location: 6 E. Bay Street
Investment: \$1,700,000
Year Completed: 2005
Description: Renovations to this 45,000 square foot historic office building included a reception area and meeting rooms on the first floor and an art gallery on the second floor.

Eclate Jazz Club (now Dive Bar)

Development Type: Culture/Entertainment
Status: Complete
Location: 331 E. Bay Street
Investment: \$730,000
Year Completed: 2003
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
Year Completed: 2007
Description: The City of Jacksonville purchased and renovated the Ed Ball building and moved several city departments into the building.

Elks Building

Development Type: Office
Status: Complete
Location: 205 N. Laura Street
Investment: \$5,750,000
Year Completed: 2002
Description: The three-story Elks Building 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
Year Completed: 2003
Description: Construction is complete on a two-year renovation and modernization project for the 10-story, 314,000 square foot 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
Year Completed: 2009



Description: The City of Jacksonville transferred ownership of the former Haverty's building on Duval Street to the Police and Fire Pension Fund, which renovated the building. The city leases space in the 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

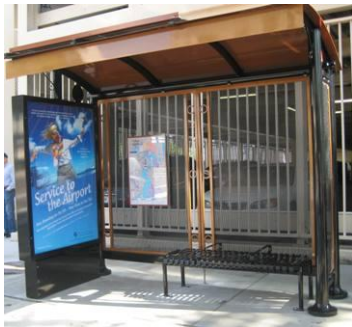
| | |
|--------------------------|---|
| Development Type: | Culture/Entertainment/Office |
| Status: | Complete |
| Location: | 100 block E. Bay Street |
| Investment: | \$1,100,000 |
| Year Completed: | 2005 |
| Description: | Developers renovated the two-story Holmes Building near the intersection of Bay and Ocean Streets. The first floor has retail space and the second floor houses an art gallery. |

Jacksonville Museum of Modern Art (now MOCA Jacksonville)

| | |
|--------------------------|---|
| Development Type: | Culture/Entertainment |
| Status: | Complete |
| Location: | 333 N. Laura Street |
| Investment: | \$6,000,000 |
| Year Completed: | 2003 |
| Description: | In 2003, JMoMA renovated the Western Union Telegraph Building 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. The project also included a museum shop, lobby, auditorium and café with outdoor seating. 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. |

JTA Bus Shelters

| | |
|--------------------------|---------------------------------------|
| Development Type: | Infrastructure |
| Status: | Complete |
| Location: | Various locations |
| Participants: | Jacksonville Transportation Authority |
| Investment: | \$352,000 |
| Year Completed: | 2011 |



Description: The Jacksonville Transportation Authority installed 24 new Downtown bus shelters to replace the old Downtown bus shelters.

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

Laura Street Improvements

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|--------------------------|--|
| Development Type: | Streetscape |
| Status: | Complete |
| Location: | Laura Street from Duval St. to Independent Dr. |
| Participants: | City of Jacksonville |
| Investment: | \$2,100,000 |



Description: The City of Jacksonville undertook a comprehensive improvement plan for the Laura Street corridor from Hemming Plaza to the Jacksonville Landing, making Laura Street one of the most walkable and pedestrian-friendly corridors in the city.

The project included streetscaping, landscaping and traffic improvements on Laura Street, making Laura Street two-way and adding a roundabout in front of the Jacksonville Landing.

Main Street Park

| | |
|--------------------------|--|
| Development Type: | Park/Recreation |
| Status: | Complete |
| Location: | City of Jacksonville |
| Participants: | Corner of Duval & Main streets |
| Investment: | \$1,800,000 |
| Year Completed: | 2008 |
| Description: | The City of Jacksonville completed Main Street Streetscaping and Main Street Park in 2008. 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 |
| Year Completed: | 2005 |



Description: As part of the Better Jacksonville Plan, the City of Jacksonville constructed a new public library adjacent to Hemming Plaza. The library includes 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 are a 400-seat auditorium, a 5,000 square foot multi-purpose room, and a café-bookstore. Another component of the library was the construction of a 600-plus space-parking garage 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 |
| Year Completed: | 2006 |
| 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 |
| Year Completed: | 2003 |
| Description: | The Police & Fire Pension Fund renovated this office building located at the corner of Adams and Main streets. |

Public Parking Signage

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|--------------------------|--|
| Development Type: | Infrastructure |
| Status: | Complete |
| Location: | Water Street, Yates, Library, and Ed Ball Garages |
| Investment: | \$160,000 |
| Year Completed: | 2009 |
| Description: | The City of Jacksonville installed new public parking signage on public 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 |
| Year Completed: | 2005 |
| Description: | The Carling Hotel, built in 1926 and later renamed the Roosevelt in 1936, is one of only two hotels remaining in Downtown Jacksonville that were constructed during the Florida boom of the 1920's. Vestcor, which also renovated the Lynch building, completed an adaptive reuse renovation of this building in 2005. The building includes 99 one-, two- or three-bedroom apartments. The project also included 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 |
| Year Completed: | 2004 |
| Description: | The building was renovated in 2004 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 |
| Year Completed: | 2005 |
| Description: | Bay Street Warehousing, LLC renovated this four-story, 20,500 square foot building on Bay Street. Renovations included commercial, office and residential space, with the first floor featuring a lobby and a night-club. |

U.S. Federal Courthouse

| | |
|--------------------------|--|
| Development Type: | Office |
| Status: | Complete |
| Location: | 300 N. Hogan Street |
| Investment: | \$80,000,000 |
| Year Completed: | 2003 |
| Description: | The new 14-story U.S. Courthouse, located on Hogan Street between Duval and Monroe Streets, opened in early 2003 and employs 400 people. The courthouse increased in size from 250,000 square feet to 400,000 square feet and includes 8 district courts, 4 magistrate and bankruptcy courts and a circuit court. More than 1,000 people visit the courthouse daily. |

W.A. Knight Building

| | |
|--------------------------|---|
| Development Type: | Residential |
| Status: | Complete |
| Location: | 113 W. Adams Street |
| Investment: | \$1,600,000 |
| Year Completed: | 2001 |
| Description: | Built in 1923 and renovated in 2001, the W.A. Knight building features 12 loft units. Each unit includes major appliances, satellite television and security systems, as well as brick walls, original tile, hardwood floors and exposed beams. |

Southbank – Projects Completed

10 projects | \$323,801,000 total investment

841 Prudential Drive

| | |
|--------------------------|---|
| Development Type: | Office |
| Status: | Complete |
| Location: | 841 Prudential Drive |
| Investment: | \$24,300,000 |
| Year Completed: | 2003 |
| Description: | Owners of 841 Prudential 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 |
| Year Completed: | 2005 |
| 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 |
| Year Completed: | 2010 |
| Description: | Baptist Medical Center completed a project to add 19,000 square feet of space. The expansion provides more support space for post-surgery recovery rooms. |

Friendship Park Improvements

| | |
|--------------------------|----------------------|
| Development Type: | Recreation |
| Status: | Complete |
| Location: | Friendship Park |
| Participants: | City of Jacksonville |
| Investment: | \$3,100,000 |



Description: The City of Jacksonville completed improvements to Friendship Fountain and the surrounding park. The project included restoring full functionality to the fountain, updating the fountain's lighting and adding green space, landscaping and pedestrian accents to the park.

Signature elements in the park, including the bust of Ponce de Leon and the brick inlay surrounding the fountain, were retained, while much of the concrete was replaced with sod, ground cover and shade trees.

Hendricks Avenue Reconstruction

Development Type: Street construction
Status: Complete
Location: Hendricks Avenue
Investment: \$5,711,000
Year Completed: 2007
Description: The city upgraded the street from Mitchell Avenue to Prudential Drive, approximately one mile through a predominantly commercial area. The project included bike lanes and widened decorative sidewalks. Other improvements included historic lighting, landscaping and relocating existing overhead utilities 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
Year Completed: 2003
Description: Ocean Blvd. Development converted the Luther Rice Seminary building into 12 luxury loft style condominiums. 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
Year Completed: 2007



Description: Riverplace Properties Development, LLC completed a mixed use development on Riverplace Boulevard. The building includes 141 condos, 5,200 square feet of 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
Year Completed: 2006
Description: Synovus Bank constructed a new branch on the Southbank.

The Peninsula & Strand at St. Johns

Development Type: Residential
Status: Complete
Location: 1403 Riverplace Boulevard
Participants: American Land Ventures, LLC
Investment: \$153,690,000
Year Completed: 2008
Description: This two-phase project includes The Strand, a 295-apartment building, and The Peninsula, a 234-unit condo building.

Treaty Oak Park Improvements

| | |
|--------------------------|--|
| Development Type: | Recreation |
| Status: | Complete |
| Location: | Treaty Oak Park |
| Investment: | \$200,000 |
| Year Completed: | 2011 |
| Description: | The City of Jacksonville 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

10 projects | \$154,883,000 total investment

Brooklyn Regional Stormwater System

| | |
|--------------------------|---|
| Development Type: | Infrastructure |
| Status: | Complete |
| Location: | Forest Street, Magnolia Street & Riverside Avenue |
| Participants: | City of Jacksonville |
| Investment: | \$4,900,000 |
| Description: | The City of Jacksonville completed construction on the Brooklyn Regional Stormwater System in 2011. The project included connecting and modifying storm water drainage ponds, improving storm sewers and utilities and resurfacing the streets. |

duPont Testamentary Trust Headquarters

| | |
|--------------------------|--|
| Development Type: | Office |
| Status: | Complete |
| Location: | Forest Street |
| Participants: | duPont Testamentary Trust |
| Investment: | \$20,000,000 |
| Year Completed: | 2008 |
| Description: | The duPont Testamentary Trust completed a new 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 |
| Year Completed: | 2006 |



Description: Fidelity National Financial built a 13-story, 200,000 sq. ft. office building adjacent to its headquarters on Riverside Avenue. The project also includes a parking garage on the west side of Riverside Avenue.

Fidelity Park/Northbank Riverwalk Park

| | |
|--------------------------|--|
| Development Type: | Recreation |
| Status: | Complete |
| Location: | Northbank Riverwalk |
| Participants: | City of Jacksonville |
| Investment: | \$2,000,000 |
| Year Completed: | 2008 |
| Description: | 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 was also required to develop a public parking area that now consists of 28 parking spaces available for public use. The park is located on Forest Street off of Riverside Avenue next to Fidelity National's headquarters. |

Northbank Riverwalk

| | |
|--------------------------|---|
| Development Type: | Recreation |
| Status: | Complete |
| Location: | Northbank Riverwalk |
| Investment: | \$8,500,000 |
| Year Completed: | 2005 |
| Description: | The Northbank riverwalk extends from The Plaza Condominiums at Berkman Plaza to I-95. The focus of many premier Downtown events, the Northbank riverwalk offers nearly three miles of spectacular Downtown views. |

Riverside Arts Market (RAM)

| | |
|--------------------------|--|
| Development Type: | Recreation |
| Status: | Complete |
| Location: | Northbank Riverwalk |
| Participants: | City of Jacksonville |
| Investment: | \$1,980,000 |
| Year Completed: | 2009 |
| Description: | <p>Beneath the sheltering canopy of the Fuller Warren Bridge, this huge all-weather Saturday market opened in 2009. The project is the result of a unique partnership between Fidelity National Financial, Riverside Artists' Market (RAM), the Florida Department of Transportation, the City of Jacksonville and the Jacksonville Economic Development Commission.</p> <p>The market 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 one of Jacksonville's most entertaining cultural destinations.</p> |

Riverside Arts Market Floating Dock

| | |
|--------------------------|--|
| Development Type: | Recreation |
| Status: | Complete |
| Location: | Under Fuller Warren Bridge/I-95 |
| Participants: | Riverside Arts Market |
| Investment: | \$510,000 |
| Year Completed: | 2011 |
| Description: | The city 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 |
| Year Completed: | 2005 |
| Description: | The Florida Department of Transportation widened Riverside Avenue, 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 |
| Year Completed: | 2007 |
| Description: | Construction was 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 |
| Year Completed: | 2003 |
| Description: | St. Joe Company 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 |
| Year Completed: | 2009 |
| Description: | The City of Jacksonville relocated Brewster Hospital from its former location to the northeast corner of Monroe Street and Davis Street, and 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 reviewing options for use of the rehabilitated building. |

Clara White Mission

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|--------------------------|--|
| Development Type: | Office |
| Status: | Complete |
| Location: | 613 W. Ashley Street |
| Investment: | \$2,150,000 |
| Year Completed: | 2002 |
| Description: | The Clara White Mission constructed new office space on Ashley Street. |

Coffman, Coleman, Andrews & Grogan

| | |
|--------------------------|---|
| Development Type: | Office |
| Status: | Complete |
| Location: | 800 W. Monroe Street |
| Investment: | \$2,757,000 |
| Year Completed: | 2003 |
| Description: | The firm constructed new headquarters in LaVilla. The project included the construction of a 20,000 square foot building and parking. |

Educational Community Credit Union (now Community First Credit Union)

Development Type: Office
Status: Complete
Location: Beaver & Jefferson Streets
Investment: \$8,000,000
Year Completed: 2002
Description: The Educational Community Credit Union completed construction of their new 57,000 square foot 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
Year Completed: 2003
Description: Elkins Constructors built a new headquarters in LaVilla.

Harmony Dental

Development Type: Office
Status: Complete
Location: Adams Street
Investment: \$1,875,000
Year Completed: 2003
Description: Harmony Dental Laboratory has completed development of an 18,600 square foot medical/dental manufacturing and education facility in LaVilla.

LaVilla Professional Office Complex

Development Type: Office
Status: Complete
Location: LaVilla
Investment: \$5,100,000
Year Completed: 2002
Description: 40,000 square feet of office space was 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
Year Completed: 2003
Description: The second phase of the LaVilla Professional Office Complex development includes a second building with 50,000 square feet 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
Year Completed: 2007
Description: Lee and Cates Glass constructed 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
Year Completed: 2009
Description: Ronco Group renovated this former garage into an office space.

Sports Complex – Projects Completed

11 projects | \$274,700,000 total investment

Adams Street Station

Development Type: Office/Entertainment
Status: Complete
Location: 1740 E. Adams Street
Participants: KART Development
Investment: \$8,000,000
Year Completed: 2005
Description: KART Development 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
Year Completed: 2003
Description: ALLTEL Stadium (now EverBank Field) received \$59 million in improvements in 2003. The renovations include a 18,000-square foot Terrace Suite for 700 premium ticket holders, a 15,000-square foot Bud Zone ports bar and a 20,000-square foot patio deck in the south end zone open to all ticket holders. 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
Year Completed: 2003
Description: This 12,000 square foot building, 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 bar.

Arena & Sports Complex Parking Garages

Development Type: Parking
Status: Complete
Location: Duval at A. Philip Randolph Blvd.
Participants: Metropolitan Parking Solutions
Investment: \$36,000,000
Year Completed: 2006
Description: A 480-space garage adjacent to the arena and a 1,000-space garage at the sports complex were constructed in 2006.

Baseball Grounds of Jacksonville

Development Type: Culture/Entertainment
Status: Complete
Location: 301 A. Philip Randolph Boulevard
Investment: \$34,000,000
Year Completed: 2003
Description: As part of the Better Jacksonville Plan, a new baseball park was 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 ballpark was dedicated in the spring of 2003.

Bay Street Bridge Replacement (Hogan's Creek)

Development Type: Infrastructure
Status: Complete
Location: Bay Street between Liberty St. and A. Philip Randolph Blvd.
Participants: City of Jacksonville
Investment: \$4,475,000
Year Completed: 2010
Description: The City of Jacksonville replaced Bay Street bridge over Hogan's Creek.

Gator Bowl Boulevard Sidewalk

Development Type: Infrastructure
Status: Complete
Location: Gator Bowl Boulevard
Participants: City of Jacksonville
Investment: \$40,000
Year Completed: 2010
Description: The City of Jacksonville installed a new sidewalk along Gator Bowl Blvd.

Maxwell House GFIC Addition

Development Type: Industrial
Status: Complete
Location: 735 E. Bay Street
Participants: Maxwell House
Investment: \$185,000
Description: Kraft Foods has completed a 1,400 square foot addition to the Maxwell House plant on Bay Street. The addition includes a single-story unit at the rear of the facility that matches the scale, materials and colors of the existing building. The addition was required for production line changes associated with shifting product packaging from aluminum to plastic containers.

Metropolitan Park Renovations

Development Type: Recreation
Status: Complete
Location: Metropolitan Park
Participants: City of Jacksonville
Investment: \$500,000
Year Completed: 2011
Description: The City of Jacksonville 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.

Shipyards Improvements

| | |
|--------------------------|---|
| Development Type: | Recreation |
| Status: | Complete |
| Location: | Shipyards |
| Participants: | City of Jacksonville |
| Investment: | \$500,000 |
| Year Completed: | 2011 |
| Description: | The City of Jacksonville completed improvements to the Shipyards, including sodding the site and planting trees along Bay Street to make the area a passive park. |

Veterans Memorial Arena

| | |
|--------------------------|--|
| Development Type: | Culture/Entertainment |
| Status: | Complete |
| Location: | 300 A. Philip Randolph Boulevard |
| Investment: | \$130,000,000 |
| Year Completed: | 2003 |
| Description: | Construction on Jacksonville's new sports and entertainment arena was completed in 2003. 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 attracts national level entertainment. Amenities include 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

8 projects | \$36,475,000 total investment

432 E. Monroe St.

| | |
|--------------------------|--|
| Development Type: | Office |
| Status: | Complete |
| Location: | 423 E. Monroe Street |
| Participants: | T.A. Delegal |
| Investment: | \$69,000 |
| Year Completed: | 2010 |
| Description: | Owners of 432 E. Monroe St. recently renovated this historic Downtown building, which was built after the Great Fire of 1901. Complete with a newly remodeled lobby and offices, the building is home to a law office. |

Burger King Renovation

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|--------------------------|--|
| Development Type: | Retail |
| Status: | Complete |
| Location: | 210 E. State St. |
| Participants: | Burger King |
| Investment: | \$256,000 |
| Year Completed: | 2011 |
| 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

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|--------------------------|--|
| Development Type: | Office |
| Status: | Complete |
| Location: | Liberty, Duval and Church Streets |
| Investment: | \$850,000 |
| Year Completed: | 2002 |
| Description: | Community Connections constructed 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. |

Parks at the Cathedral

| | |
|--------------------------|---|
| Development Type: | Residential |
| Status: | Complete |
| Location: | 256 E. Church Street |
| Investment: | \$8,200,000 |
| Year Completed: | 2001 |
| Description: | Construction on these residential units, located between Market and Liberty Streets, was completed in 2001. The project includes 51 town homes featuring private garages, balconies, and upper level porches. |

Residences at City Place

| | |
|--------------------------|--|
| Development Type: | Residential |
| Status: | Complete |
| Location: | 311 W. Ashley St. |
| Investment: | \$2,000,000 |
| Year Completed: | 2006 |
| Description: | Formerly Ashley Towers, Residences at City Place is an affordable condominium tower in Downtown that was converted from rental. The building features 205 units divided into four different floor plans ranging from 468 to 583 square feet. |

State & Union Street Landscaping

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|--------------------------|---|
| Development Type: | Beautification |
| Status: | Complete |
| Location: | State and Union Streets |
| Investment: | \$6,100,000 |
| Year Completed: | 2005 |
| Description: | The City of Jacksonville 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 |
| Year Completed: | 2006 |
| Description: | The developer renovated this building into 118 loft-style apartments. |

Winn Dixie Renovations

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|--------------------------|--|
| Development Type: | Retail |
| Status: | Complete |
| Location: | Market Street |
| Participants: | Winn Dixie |
| Investment: | \$3,000,000 |
| Year Completed: | 2008 |
| Description: | Winn Dixie upgraded its Downtown location. The redesign added 3,100 square feet of space, created 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. |

Major Transportation Projects – Projects Completed

3 projects | \$186,900,000 total investment

Hart Bridge Painting & Reconstruction

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|--------------------------|--|
| Development Type: | Infrastructure |
| Status: | Complete |
| Location: | Hart Bridge |
| Participants: | Florida Department of Transportation |
| Investment: | \$26,000,000 |
| Year Completed: | 2011 |
| Description: | 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

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|--------------------------|-----------------------|
| Development Type: | Street Reconstruction |
| Status: | Complete |
| Location: | I-95/I-10 merge |
| Investment: | \$148,000,000 |
| Year Completed: | 2011 |



Description: Construction of this interchange began Feb. 15, 2005 and was completed in early 2011 at a cost of \$150 million. The project was constructed in 10 phases.

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.

Mathews Bridge Grating Replacement

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|--------------------------|---|
| Development Type: | Infrastructure |
| Status: | Complete |
| Location: | Mathews Bridge |
| Participants: | Florida Department of Transportation |
| Investment: | \$12,900,000 |
| Year Completed: | 2007 |
| Description: | The Florida Department of Transportation replaced the bridge span with an “exodermic deck system,” a steel grid filled in with lightweight concrete. This project replaced the old grate surface with a solid roadway across the entire 7,375 foot long bridge. |