



**Downtown Development Projects
Under Construction & Proposed
Jacksonville, FL**

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Downtown Vision, Inc., 214 N. Hogan St., Ste. 120, Jacksonville, FL 32202
(904) 634-0303 | downtownjacksonville.org

Downtown Development Update

There are currently 8 projects totaling \$567 million under construction Downtown, with an additional \$543 million (15 projects) proposed for development.

Downtown Core (5 projects | \$446,370,000 total investment)

Private development in the core of Downtown remains slow as developers continue to seek financing in tight credit markets. Projects under construction include the new Duval County Courthouse, Laura Street Improvement Project, and the Farah & Farah Offices renovation. Five major historic buildings are under consideration for development, including the Laura Trio, the former Barnett Bank building and the former Haydon Burns Library.

Southbank (4 projects | \$224,500,000 total investment)

The City of Jacksonville recently completed improvements to Treaty Oak Park, including a new deck under the tree, new sidewalks, site furnishings and additional trees. Friendship Park is under reconstruction, with an expected summer completion, and planning is well underway for reconstructing the Southbank Riverwalk. These three projects will result in higher quality public facilities, especially along the riverfront.

Additionally, Baptist Medical Center is constructing the largest private development currently happening in Downtown – the Wolfson Children’s Hospital/Adult Tower. This \$200 million project will add 350,000 square feet of children’s and adult hospital facilities to the Baptist Medical Center complex on the Southbank.

Riverside Avenue/Brooklyn (2 projects | \$11,250,000 total investment)

In March, 2011, the City of Jacksonville completed the construction of the Riverside Arts Market Floating Docks, allowing boating access to the Riverside Arts Market. Construction is progressing on the Brooklyn Regional Stormwater Management System, including infrastructure improvements along Magnolia Street and upgraded landscaping and streetscaping around an existing stormwater retention pond. Additionally, Marks Gray is still working on plans to construct 200 Riverside, a mixed-use office and hotel development.

LaVilla (2 projects | \$161,000,000 total investment)

The Jacksonville Transportation Authority is working on identifying funds for two major transportation projects in the LaVilla area – the first phase of the new Bus Rapid Transit System and the new Jacksonville Transportation Center. As the courthouse nears completion, we expect to see more interest in development in the LaVilla area.

Sports Complex (1 project | \$1,250,000 total investment)

The City of Jacksonville has completed upgrades to Metropolitan Park, opening up the area to the river and adding grass and landscaping improvements. Recently, the Jacksonville Historical Society announced plans to purchase and renovate the former St. Luke’s Hospital and Florida Casket Company buildings for use as a museum and archive storage.

Downtown Periphery (9 projects | \$265,785,000 total investment)

The Florida Department of Transportation has completed two significant projects on Downtown’s periphery – the I-10/I-95 interchange project and the repainting and repair of the Hart Bridge. FDOT has also announced plans to begin repainting and repairing the Mathews Bridge later this year, in addition to reconstructing the I-95 Overland Bridge in 2013. Earlier this year, demolition began on the Park View Inn to create a new parking garage with ground level retail.

Downtown Core – Projects Under Construction & Proposed

10 W. Adams St. (Farah & Farah Offices)

Development Type:	Office
Status:	Under construction
Location:	10 W. Adams St.
Participants:	Farah & Farah
Investment:	\$4,270,000
Description:	Construction is nearing completion on a renovation to the façade of the Law Offices of Farah & Farah and the addition of a courtyard for employee use on Main Street. Plans include modifying the building entryway, installing new storefront windows along Main and Adams Streets, and developing a screened, landscaped courtyard on the vacant lot next to the building on Main Street.

122 Ocean/Former Haydon Burns Library

Development Type:	Mixed use
Status:	Proposed
Location:	122 N. Ocean Street
Participants:	Main Branch, LLC
Investment:	\$20,000,000
Description:	Main Branch, LLC plans a mixed use development for the building, including an urban scale market, office and retail uses, and artist space. Developers are securing financing and tenants to commence the project. In 2009, the City of Jacksonville enacted legislation to designate the property a historic landmark.

Duval County Courthouse

Development Type:	Office
Status:	Under construction
Location:	Between Adams Street and Monroe Street, on Julia Street
Participants:	City of Jacksonville
Investment:	\$350,000,000



Description: Construction of the new Duval County Courthouse is progressing and expected to be complete in May 2012.

The development of the new courthouse will enable government functions to move out of valuable riverfront property along Bay Street and be a catalyst for redevelopment of the area.

The new courthouse complex will have approximately 520 employees in the new 800,000 square foot building, 380 employees in the former Federal Courthouse (which will be renovated), and about 100 employees from the public defender's office (headquartered in the Ed Ball Building - 6th floor). In addition to these employees, the city anticipates about 1,500 daily visitors to these facilities.

Laura Street Improvements

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



Description: Construction is progressing on a comprehensive improvement plan for the Laura Street corridor from Hemming Plaza to the Jacksonville Landing that will make the heart of Downtown one of the most walkable and pedestrian friendly corridors in the city.

The project includes streetscaping, landscaping and traffic improvements on Laura Street, including making Laura Street two-way and adding a roundabout in front of the Jacksonville Landing. Construction is currently occurring on the block between Adams and Monroe Streets, and is expected to be substantially complete by the end of May, 2011.

Trio/The Bank Hotel

Development Type:	Mixed Use
Status:	Proposed
Location:	Marble Bank Trio (Laura & Forsyth) and Former Barnett Building (Laura & Adams)
Participants:	Linea, LLC
Investment:	\$70,000,000
Description:	Developers have announced plans to purchase and renovate the historic Marble Bank Trio (Marble Bank building, Bisbee building and Florida Life building) and the former Barnett Bank building. Plans include a 120-room boutique hotel called The Bank Hotel, rental apartments, retail space, an upscale restaurant and a 248-space parking garage.

Southbank – Projects Under Construction & Proposed

Friendship Fountain

Development Type:	Recreation
Status:	Under construction
Location:	Friendship Park
Participants:	City of Jacksonville
Investment:	\$3,100,000



Description: The City of Jacksonville has started work on improvements to Friendship Fountain and the surrounding park. Plans include 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, will be retained, while much of the concrete will be replaced with sod, ground cover and shade trees. Sable palms currently located near the Museum of Science & History will be moved to near the pump house to provide screening, and a small area to the west of the fountain will have amphitheater-style seating.

The project is expected to be complete by June, 2011.

Southbank Riverwalk

Development Type:	Recreation
Status:	Proposed
Location:	Northbank & Southbank Riverwalk
Participants:	City of Jacksonville
Investment:	\$15,000,000
Description:	The City of Jacksonville has let a contract to repair the Southbank Riverwalk. Plans include rebuilding the riverwalk with lightweight concrete and adding new lighting and amenities. Construction is expected to be complete in June, 2012.

South Shore Marina

Development Type:	Recreation
Status:	Proposed
Location:	Southbank adjacent to the Aetna building
Participants:	South Shore Marina Group, LLC
Investment:	\$6,400,000
Description:	South Shore Marina Group is proposing to construct a 128-slip marina at 841 Prudential Drive. The project will include upgrading the riverwalk, providing public access to the riverwalk and providing 90% of the slips to the public on a first come, first served basis.

Wolfson Children's Hospital/Adult Tower

Development Type: Hospital
Status: Under construction
Location: 800 Prudential Dr.
Participants: Baptist Medical Center
Investment: \$200,000,000



Description: Baptist Hospital is developing a new facility to replace the aging east wing of Baptist Hospital. The development includes a 350,000-square foot facility composed of six floors for a children's hospital, five floors for an adult hospital and a penthouse to house elevator and mechanical services. Included in the project are \$3 million in public improvements paid for by Southern Baptist Hospital, including streetscaping on Palm Avenue and widening Prudential Drive to four lanes between Palm Avenue and the river.

Riverside Avenue/Brooklyn – Projects Under Construction & Proposed

200 Riverside/Marks Gray

Development Type: Office
Status: Proposed
Location: 200 Riverside Avenue
Participants: Marks Gray
Investment: \$7,250,000



Description: Hallmark Partners has announced plans to construct a 130-room hotel, a 250-space garage, 83,000 square feet of office space, and a city park and plaza on Riverside Avenue. The project, which will be located across the street from the Yates Family YMCA, will be occupied by Elkins Constructors and Marks Gray.

Brooklyn Regional Stormwater System

Development Type: Infrastructure
Status: Under construction
Location: Forest Street, Magnolia Street & Riverside Avenue
Participants: City of Jacksonville
Investment: \$4,000,000
Description: The City of Jacksonville has started construction on the Brooklyn Regional Stormwater System. Plans include connecting and modifying storm water drainage ponds, improving storm sewers and utilities and resurfacing the streets.

LaVilla – Projects Under Construction & Proposed

Bus Rapid Transit System

Development Type: Infrastructure
Status: Proposed
Location: Broad St., Jefferson St. and Riverplace Blvd.
Participants: Jacksonville Transportation Authority
Investment: \$15,000,000



Description: Jacksonville Transportation Authority (JTA) has proposed a new Bus Rapid Transit System for Duval County. The entire system will take about 20 years to complete, but JTA anticipates the north/south Downtown section to be completed in the first phase.

The first phase includes designated bus-only lanes, streetscape improvements, enhanced bus stops, and pedestrian features along the Acosta Bridge.

Jacksonville Transportation Center

Development Type: Mixed use
Status: Proposed
Location: Bounded by Lee/Park St., W. Bay St. and I-95
Participants: Jacksonville Transportation Authority
Investment: \$146,000,000



Description: Jacksonville Transportation Authority has proposed an intermodal transportation center to be built in LaVilla near the Prime Osborn Convention Center. The Jacksonville Transportation Center has been under discussion since 2000, and involved parties are working on raising funds necessary to design and build the center. The project would include relocating the Greyhound Bus Station, Amtrak, and the JTA central bus terminal. Additionally, the proposed project would include parking and retail.

Sports Complex – Projects Under Construction & Proposed

Old St. Luke's Hospital & Florida Casket Company

Development Type: Office
Status: Proposed
Location: Palmetto & Duval Streets
Participants: Jacksonville Historical Society
Investment: \$1,250,000

Description: The Jacksonville Historical Society has announced plans to purchase the Old St. Luke's Hospital and Florida Casket Company buildings. Plans include developing these facilities as a center for Jacksonville history and archival space for the preservation, exhibition and study of all aspects of the history of Jacksonville and Northeast Florida.

Downtown Periphery – Projects Under Construction & Proposed

Bahri Gas & Convenience Store

Development Type:	Retail
Status:	Proposed
Location:	9 E. Union St.
Participants:	Carla Bahri
Investment:	\$550,000
Description:	Plans have been approved for the construction of a new Chevron gas station and convenience store on Union Street at Main Street. Plans include a 6-pump gas station and 3,700 square foot convenience store.

First Baptist Academy Recreation Area

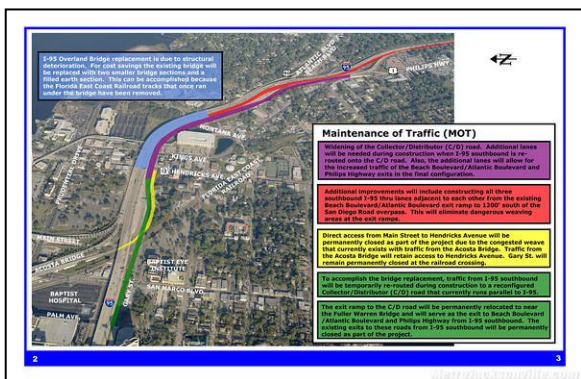
Development Type:	Recreation/Education
Status:	Proposed
Location:	Main Street & Beaver Street
Participants:	First Baptist Academy
Investment:	\$350,000
Description:	First Baptist Academy is planning to redevelop an existing surface parking lot into a recreational play area for its students. Plans include a multi-purpose hard court and field play area, as well as streetscape improvements along Beaver and Main Streets. FBC is currently working on securing funds for the project.

Hogan's Creek Greenway

Development Type:	Recreational
Status:	Proposed
Location:	Along Hogan's Creek from Washington St. to 8th St.
Participants:	City of Jacksonville
Investment:	\$8,200,000
Description:	The City of Jacksonville has completed a study and master plan to clean up Hogan's Creek and add a walkway and monument. The city is working on identifying funds for the project.

I-95 Overland Bridge Project

Development Type:	Infrastructure
Status:	Proposed
Location:	Along I-95 from Palms Avenue to San Diego Road
Participants:	Florida Department of Transportation
Investment:	\$224,000,000



Description: The Florida Department of Transportation (FDOT) will begin construction to replace the I-95 Overland Bridge between Palm Avenue and San Diego Road in 2013. The \$224 million project will include 2 miles of I-95 south of the Fuller Warren Bridge.

In addition to replacing the bridge, the project will include a new northbound collector/distributor roadway, traffic changes to reduce weaving, and increased access to Atlantic Blvd., San Marco and Phillips Hwy. Traffic changes will also include removing the ability to exit to Hendricks Ave. from the Main Street Bridge southbound ramp to I-95. Access to Hendricks Ave. from the Acosta Bridge southbound ramp to I-95 will be maintained. FDOT is also working on converting existing parking under I-95 to public parking for area businesses.

The state will be required to keep six lanes of traffic operating for the duration of the project, which is expected to take three years to complete.

Laura Street Transfer Station Business Center

Development Type: Office
Status: Proposed
Location: Laura Street between State & Union
Participants: Renaissance Group & Jacksonville Transportation Authority
Investment: \$2,000,000



Description: The Laura Street Transfer Station, a transit-oriented development located near FCCJ Station, has received approval from the Downtown Development Review Board. This project is slated to include a three-story, 11,000 square foot office condominium building and a one-story retail building with 2,720 square feet. Developers are working on securing financing and the project is expected to begin in 2011.

Mathews Bridge Painting & Repair

Development Type: Infrastructure
Status: Proposed
Location: Mathews Bridge
Participants: Florida Department of Transportation
Investment: \$26,500,000
Description: The Florida Department of Transportation has finalized plans to repaint and repair the Mathews Bridge. A request for bids will be made in late May, 2011. The project is expected to begin in fall 2011, with construction completed by early 2013.

Maxwell House GFIC Addition

Development Type: Industrial
Status: Proposed
Location: 735 E. Bay Street
Participants: Maxwell House
Investment: \$185,000
Description: Plans have been approved for a 1,400 square foot addition to the Maxwell House plant on Bay Street. The addition will be a single-story unit at the rear of the facility and will match the scale, materials and colors of the existing building. The addition is required for impending production line changes associated with shifting product packaging from aluminum to plastic containers.

Park View Inn

Development Type: Parking
Status: Under construction
Location: State Street at Main Street
Investment: \$2,500,000
Description: Developers are working on plans to convert the former Park View Inn into a 400-space parking garage with ground level retail.

San Marco Boulevard Reconstruction

Development Type: Street construction
Status: Under construction
Location: San Marco Boulevard
Investment: \$1,500,000
Description: This project is for the section of San Marco Boulevard which extends approximately 1.4 miles from Naldo Ave. on the south to the Florida East Coast Railroad on the north, in the San Marco area, and includes historic street lights and signs, pavers, crosswalk accents, street, roadway and landscape improvements, two roundabouts, and utility upgrades.

Projects Completed Since 2000

Downtown Core Projects	Total Investment	Type of Development
11 E. Forsyth	\$24,150,000	Residential
100 N. Laura	\$2,500,000	Office
121 Atlantic Place	\$1,100,000	Office
Bay Street Town Center Streetscape	\$1,400,000	Infrastructure
Bay Street Town Center Phase II	\$1,200,000	Infrastructure
Bay Street Traffic Signalization	\$3,000,000	Infrastructure
BB&T Tower	\$220,000	Office
Berkman Plaza Phase I (now The Plaza Condominiums)	\$71,450,000	Residential
Chamblin's Uptown	\$1,300,000	Retail
Churchwell Lofts on East Bay	\$8,600,000	Residential
Dalton Agency	\$1,500,000	Office
Downtown Parking Garage	\$53,000,000 with Sports Complex & Arena Garages	Parking
Dyal Upchurch	\$1,700,000	Office
Eclate Jazz Club (now Dive Bar)	\$730,000	Culture/Entertainment
Ed Ball Building	\$10,000,000	Office
Elks Building	\$5,750,000	Office
Federal Building Renovations	\$20,000,000	Office
Former Haverty's Building/Jake M. Godbold City Hall Annex	\$10,000,000	Office
Holmes Building	\$1,100,000	Culture/Entertainment/Office
Jacksonville Museum of Modern Art (now MOCA Jacksonville)	\$6,000,000	Culture/Entertainment
JTA Bus Shelters	\$352,000	Infrastructure
Main Street Streetscape & Park	\$1,800,000	Park/Recreation
New Main Library	\$95,000,000	Culture/Entertainment
OUR Properties, 100 E. Adams St.	\$281,000	Culture/Entertainment
Police & Fire Pension Fund Building	\$4,000,000	Office
Public Parking Signage	\$160,000	Infrastructure
The Carling	\$27,100,000	Residential
The Warehouse	\$1,290,000	Culture/Entertainment
Urban Core, 21 E. Adams St.	\$1,600,000	Culture/Entertainment/Retail
U.S. Federal Courthouse	\$80,000,000	Office
W.A. Knight Lofts	\$1,600,000	Residential
31 DOWNTOWN CORE PROJECTS COMPLETED	\$384,883,000	
Southbank Projects	Total Investment	Type of Development
841 Prudential Drive	\$24,300,000	Office
Baptist Hospital	\$55,000,000	Medical
Baptist Medical Center Surgery Expansion	\$27,500,000	Medical
Hendricks Avenue Reconstruction	\$5,711,000	Infrastructure
Home Street Lofts	\$3,000,000	Residential
San Marco Place	\$49,800,000	Residential
Synovus Bank	\$1,500,000	Retail
The Peninsula & The Strand at St. Johns	\$153,690,000	Residential
Treaty Oak Park Improvements	\$200,000	Park/Recreation
9 SOUTHBANK PROJECTS COMPLETED	\$320,701,000	
Riverside Avenue Projects	Total Investment	Type of Development
duPont Testamentary Trust Headquarters	\$20,000,000	Office
Fidelity National Financial	\$53,000,000	Office
Fidelity Park/Northbank Riverwalk Park	\$2,000,000	Park/Recreation
Northbank Riverwalk Expansion	\$8,500,000	Park/Recreation
Riverside Arts Market	\$1,980,000	Park/Recreation
Riverside Arts Market Floating Dock	\$1,800,000	Park/Recreation
Riverside Avenue Partners	\$28,000,000	Office
Riverside Avenue Widening	\$11,993,000	Infrastructure
St. Joe Company Headquarters (now 245 Riverside)	\$24,000,000	Office
9 RIVERSIDE AVENUE PROJECTS COMPLETED	\$151,273,000	

LaVilla Projects	Total Investment	Type of Development
Brewster Hospital	\$2,300,000	Office
Clara White Mission	\$2,150,000	Office
Coffman, Coleman, Andrews & Grogan	\$2,757,000	Office
Educational Community Credit Union (now Community 1 st Credit Union)	\$8,000,000	Office
Elkins Constructors Headquarters	\$3,310,000	Office
Harmony Dental	\$1,875,000	Office
LaVilla Professional Office Complex	\$5,100,000	Office
LaVilla Professional Office Complex Phase II	\$6,200,000	Office
Lee & Cates Glass	\$1,000,000	Office
Ronco Group	\$900,000	Office
10 LAVILLA PROJECTS COMPLETED	\$33,592,000	
Sports Complex Projects	Total Investment	Type of Development
Adams Street Station	\$8,000,000	Office
Amsterdam Sky Café (now City Hall Pub)	\$2,000,000	Culture/Entertainment
Arena & Sports Complex Garages	\$53,000,000	Parking
Baseball Grounds of Jacksonville	\$34,000,000	Culture/Entertainment
Jacksonville Municipal Stadium (now Everbank Field)	\$59,000,000	Culture/Entertainment
Metropolitan Park Improvements	\$4,200,000	Park/Recreation
Veterans Memorial Arena	\$130,000,000	Culture/Entertainment
7 SPORTS COMPLEX PROJECTS COMPLETED	\$290,200,000	
Downtown Periphery Projects	Total Investment	Type of Development
432 E. Monroe	\$69,000	Office
Burger King Renovations	\$256,000	Retail
Community Connections Office	\$850,000	Office
Hart Bridge Painting & Reconstruction	\$26,000,000	Infrastructure
I-10/I-95 Reconstruction	\$148,000,000	Infrastructure
Mathews Bridge Grating Replacement	\$12,900,000	Infrastructure
Parks at the Cathedral	\$8,200,000	Residential
Residences at City Place	\$2,000,000	Residential
State & Union Streetscape	\$6,100,000	Beautification/Streetscape
The Metropolitan Lofts	\$16,000,000	Residential
Winn Dixie Renovations	\$3,000,000	Retail
11 DOWNTOWN PERIPHERY PROJECTS COMPLETED	\$223,375,000	
77 DOWNTOWN PROJECTS COMPLETED	\$1,404,024,000	