



DOWNTOWN
VISION

Downtown Development Projects Jacksonville, FL

Compiled by Downtown Vision, Inc.
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Under Construction & Proposed

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 has closed on the former Haydon Burns library. The group plans a mixed use development for the building, including an urban scale market, restaurants, retail and office space. Developers are currently securing letters of intent and financing to commence the project.

In May, 2009, legislation was introduced to Jacksonville City Council to designate the property a historic landmark.

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 130,000 square foot office building on Riverside Avenue. The building, which is to be located across the street from the Yates Family YMCA, will be occupied by Elkins Constructors and Marks Gray and will be located adjacent to Brooklyn Park.

Hallmark Partners has received approval to begin Unity Park on Riverside Avenue. The project includes infrastructure improvements along Magnolia Street, and upgraded landscaping and streetscaping around an existing storm retention pond to address master drainage design for the area.

Construction on this project is expected to begin in late 2009/early 2010.

Ambassador Apartments

Development Type: Residential
Status: Proposed
Location: 420 N. Julia St.
Participants: Samuel Easton & PQH Architects
Investment: Not available
Description: The owner of the former Ambassador Hotel has proposed redeveloping the building into 50 one- and two-bedroom apartments. Plans include a retail or commercial tenant for the first floor.

Baptist Medical Center Surgery Expansion

Development Type:	Office
Status:	Proposed
Location:	Prudential Drive
Participants:	Baptist Hospital of NE Florida
Investment:	\$27,500,000
Description:	The Downtown Development Review Board has granted approval to Baptist Medical Center to add 19,000 square feet of space. The expansion will not increase bed count or traffic to the hospital, but will provide more support space for post-surgery recovery rooms.

Bay Street Station

Development Type:	Mixed use
Status:	Proposed
Location:	Jefferson, Bay , Lee and Water streets
Participants:	Bay Street Station, LLC
Investment:	\$250,000,000
Description:	This proposed project is in the planning phase and includes a multi-screen movie theater, two hotels totaling 450 rooms, 50,000 square feet of retail space, 50,000 square feet of office space and possibly residential apartments or condominiums.

Bay Street Town Center Phase II - IV

Development Type:	Streetscape
Status:	Under construction
Location:	E. Bay Street from Ocean to Liberty
Participants:	City of Jacksonville
Investment:	\$2,000,000



Description: Phase I of this streetscape project has already been completed.

Construction is underway 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.

Berkman Plaza Phase II

Development Type: Residential
Status: On hold
Location: 400 E. Bay Street
Participants: Harbor Companies
Investment: \$36,000,000



Description: Located along the St. Johns River, Phase I of this residential community has already been completed. Harbor Companies began construction on the second phase, including a 23-story residential tower with 222 units and a parking garage, in 2006.

Construction of this project has been halted indefinitely due to legal issues.

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. The project will enter the design phase in fall 2009, and JTA expects construction to begin in fall 2010.

Clara White Mission Housing

Development Type: Residential
Status: Under construction
Location: Ashley & Jefferson streets
Participants: Clara White Mission
Investment: \$11,600,000
Description: Clara White Mission is constructing a 54-unit apartment building intended for use by the graduates of the mission's culinary school. The building will also have 8,250 square feet of retail space.

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 has begun.

The Downtown Development Review Board (DDRB) approved the final design of the new \$350 million courthouse at its December 2008 meeting. The design team includes KBJ Architects, Inc., Flagg Design Studio, LLC, McVeigh & Mangum Engineering, Inc and Turner Construction Company. Jacksonville City Council approved funding for the new \$350-million county courthouse facility and official groundbreaking occurred earlier this year, with substantial completion anticipated in the summer of 2011. 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 650 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 defenders 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.

First Baptist Academy Recreation Area

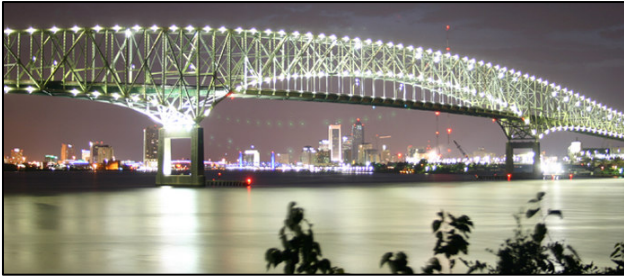
Development Type:	Recreation/Education
Status:	Proposed
Location:	Main Street & Beaver Street
Participants:	First Baptist Academy
Investment:	Not available
Description:	First Baptist Academy is planning to redevelop an existing surface parking lot into a recreational play area for its students. Plans include a multi-purpose hard court and field play area, as well as streetscape improvements along Beaver and Main Streets.

Friendship Fountain

Development Type:	Recreation
Status:	Proposed
Location:	Friendship Park
Participants:	City of Jacksonville
Investment:	Undetermined
Description:	The JEDC recently issued an RFP for the redevelopment of the Friendship Fountain area. The responses are currently being reviewed by staff and a consultant will be selected to move forward with the design process.

Hart Bridge Painting & Reconstruction

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



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

The 3,844-foot long, 65-foot wide and approximate 150-foot high bridge will be repainted. Bridge maintenance activities will also occur including repairs to the structural steel. The decorative lighting on the bridge will be removed, stored and replaced with new wiring which will be put up at the end of the project. The bridge will be repainted the same green color.

The structure will be fully contained with tarps starting from the middle of the truss and working from the top down on the main part of the bridge. The bridge will be encapsulated in sections to handle paint removal, repainting and related activities. The section of the bridge below the roadway will be fully contained to minimize disruptions to navigational traffic.

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 identified funds to create a multi-purpose path along the north side of Hogan's Creek. The project is under design.

I-95/I-10 Reconstruction

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



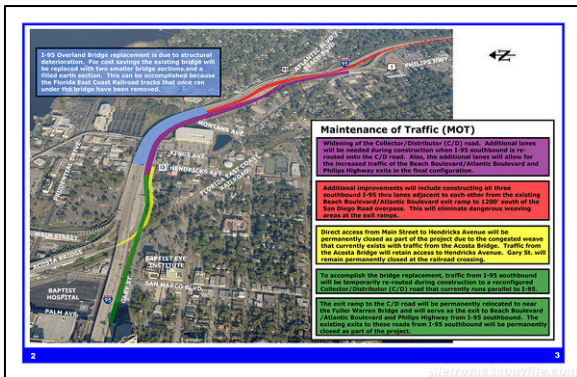
Description: Known as the "Big-I", the new I-95 and I-10 interchange project in Downtown Jacksonville is the largest FDOT project currently under construction in the state. Archer Western Contractors, Ltd., of Jacksonville began Feb. 15, 2005 and should finish in early 2011 at a cost of \$150 million. 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 will provide smoother on-off access to the interstate system and a new gateway entrance into Downtown via a widened Forest Street. This new gateway, which has been highly landscaped, is located in the Brooklyn area of Downtown, the site of many public and private redevelopment projects.

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

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: \$182,000,000



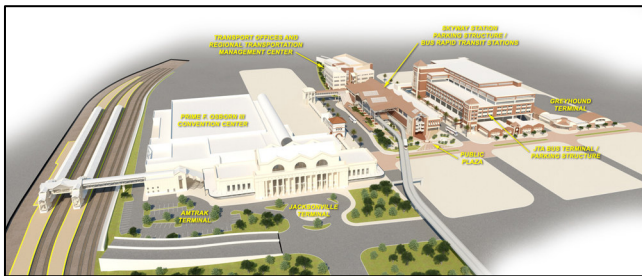
Description: The Florida Department of Transportation (FDOT) will begin construction to replace the I-95 Overland Bridge between Palm Avenue and San Diego Road in 2011. The \$182 million project will include 2 miles of I-95 south of the Fuller Warren Bridge.

The project will begin with the construction of a southbound access road from the Fuller Warren Bridge to near Philips Highway. During the project, southbound traffic will be diverted to the access road and northbound traffic will be diverted to newly constructed southbound lanes.

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

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.

Laura Street Improvements

Development Type: Streetscape
Status: Proposed
Location: Laura Street from Duval St. to Independent Dr.
Participants: City of Jacksonville
Investment: \$2.1 million



Description: The JEDC is implementing 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 such as making Laura Street two-way and adding a roundabout in front of the Jacksonville Landing. The funding for the proposed Laura Street Improvements Program which includes streetscaping, landscaping and traffic improvements, has been approved by City Council and the project will begin in the fall of 2009. Ram Professional Group and Jacobs Engineering have completed the initial phases of design for the Laura Street Improvement Program.

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 won conceptual approval from the Downtown Development Review Board. This project is slated to include a three-story, 11,000 s.f. office condominium building and a one-story retail building with 2,720 s.f.

Maceo Elk's Lodge

Development Type: Office
Status: Proposed
Location: 712 W. Duval Street
Participants: Maceo Elk's Lodge
Investment: \$447,456



Description: The Maceo Elk's Lodge #8 in the LaVilla district is working on restoring this circa 1914 structure. Locally designated in August 1993 as a historic structure, this building is the only remaining structure associated with the European Jewish Community in Downtown Jacksonville. The building serves as a reminder of the presence of the large Jewish population that resided along this section of Duval and Church streets from the late 1800's to the early 1920's. Plans are to restore the building and make it suitable for commercial office space.

Metropolitan Park

Development Type: Recreation
Status: Proposed
Location: Metropolitan Park
Participants: City of Jacksonville
Investment: \$20,000,000
Description: Last November, Mayor Peyton joined representatives from Jax Pride, the JEDC and the city's Recreation and Community Services department in the Metropolitan Park Charrette Visioning Workshop. More than 65 participants shared their ideas for the potential redesign of Metropolitan Park and Kids Kampus during the seven-hour working session.

Plans now call for an upgraded entrance, enhanced water features and a children's discovery zone. The city is also looking at adding extra green space and taking down some of the fences that cut into the flow of the park.

Northbank & Southbank Riverwalk

Development Type: Recreation
Status: Proposed
Location: Northbank & Southbank Riverwalk
Participants: City of Jacksonville
Investment: \$25,000,000



Description: The City of Jacksonville has repaired the bulkhead along the Northbank Riverwalk in front of the Hyatt Regency Jacksonville Riverfront. The city also plans to study and repair the Northbank Riverwalk and the Southbank Riverwalk.

Riverside Artists Market Extension

Development Type: Recreation
Status: Proposed
Location: Under Fuller Warren Bridge/I-95
Participants: Riverside Arts Market
Investment: \$1,800,000
Description: Coordinators of the Riverside Arts Market have received approval for a linear park linking the Riverside Arts Market with Riverside Park on Park Street. The improvements, all of which will occur on FDOT property under I-95, include a pedestrian walk, storm water retention, landscaping and vehicle parking. The project is expected to be complete by April 2010.

San Marco Boulevard Reconstruction

Development Type: Street construction
Status: Proposed
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 Prudential Dr. 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. Construction is expected to begin in December 2009/January 2010 and be completed within two years..

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 proposed development will include 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.

Projects Completed Since 2000

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.

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.

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

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

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:	Completed
Location:	Sports Complex
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.

Baptist Hospital

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

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.

Bay Street Town Center Streetscape

Development Type: Beautification
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.

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

Development Type: Residential
Status: Complete
Location: 400 E. Bay Street
Investment: \$43,300,000
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.

Brewster Hospital

Development Type: Office
Status: Complete
Location: Monroe Street and Davis Street
Participants: City of Jacksonville
Investment: \$1,700,000
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.

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.

Clara White Mission

Development Type: Office
Status: Complete
Location: 613 W. Ashley Street
Investment: \$2,100,000
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: \$2,200,000
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.

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.

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.

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.

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.

Educational Community 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.

Eclate Jazz Club

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.

Elkins Constructors Headquarters

Development Type: Office
Status: Complete
Location: 701 W. Adams Street
Investment: \$3,300,000
Description: Elkins Constructors has completed construction on its new headquarters in LaVilla.

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.

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: Not available
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, DelValle & 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.

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.

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.

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.

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.

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.

Jacksonville Museum of Modern Art (now MOCA Jacksonville)

Development Type:	Culture/Entertainment
Status:	Complete
Location:	333 N. Laura Street
Investment:	\$3,900,000
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.

Kings Avenue Station

Development Type: Office / Hotel
Status: Complete
Location: Kings Avenue
Participants: Kings Avenue Development, LLC
Investment: \$30,000,000



Description: Construction is complete on Kings Avenue Station, which includes 230 new hotel rooms in two hotels - a Hilton Garden Inn and a Homewood Suites by Hilton. The developer also expects up to 45,000 square feet of retail space, six national restaurant chains and some residential and office space.

This project includes more than 200,000 square feet of commercial space. The developer is planning on utilizing its proximity to the Kings Avenue stop on the skyway system (Downtown Jacksonville's monorail), making it the first transit-oriented development in Downtown.

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.

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.

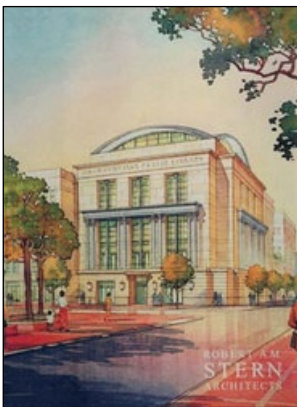
Main Street Park provides a spot of green in an area with vacant lots and surface parking facilities. The park was designed to complement the Main Library and features series of grass terraces lined with shade oak trees and a courtyard for featuring a public art exhibit.

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.

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.

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.

Parks at the Cathedral Phase I

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.

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.

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.

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. The market is located at the end of the Northbank River Walk and will provide the Riverwalk with an exciting new activity node and serve as a gateway to Downtown for the inner core neighborhoods of Riverside and Avondale. The RAM is a leisurely 15 minute stroll from Downtown Jacksonville along the St. Johns River.

Visit the Riverside Avondale Preservation website at <http://www.riversideavondale.org>.

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.

San Marco Place

Development Type: Residential
Status: Complete
Location: Riverplace Boulevard
Participants: Riverplace Properties Development, LLC
Investment: \$46,000,000

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.



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.

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.

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 Carling

Development Type:	Residential
Status:	Complete
Location:	31 W. Adams Street
Investment:	\$27,000,000
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 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.

The Peninsula & Strand at St. Johns

Development Type: Residential
Status: Complete
Location: 1403 Riverplace Boulevard
Participants: American Land Ventures, LLC
Investment: \$150,000,000
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.

The Warehouse

Development Type: Culture/Entertainment
Status: Complete
Location: 315 E. Bay Street
Investment: \$1,300,000
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.

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.

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.

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.