

CITY OF JACKSONVILLE

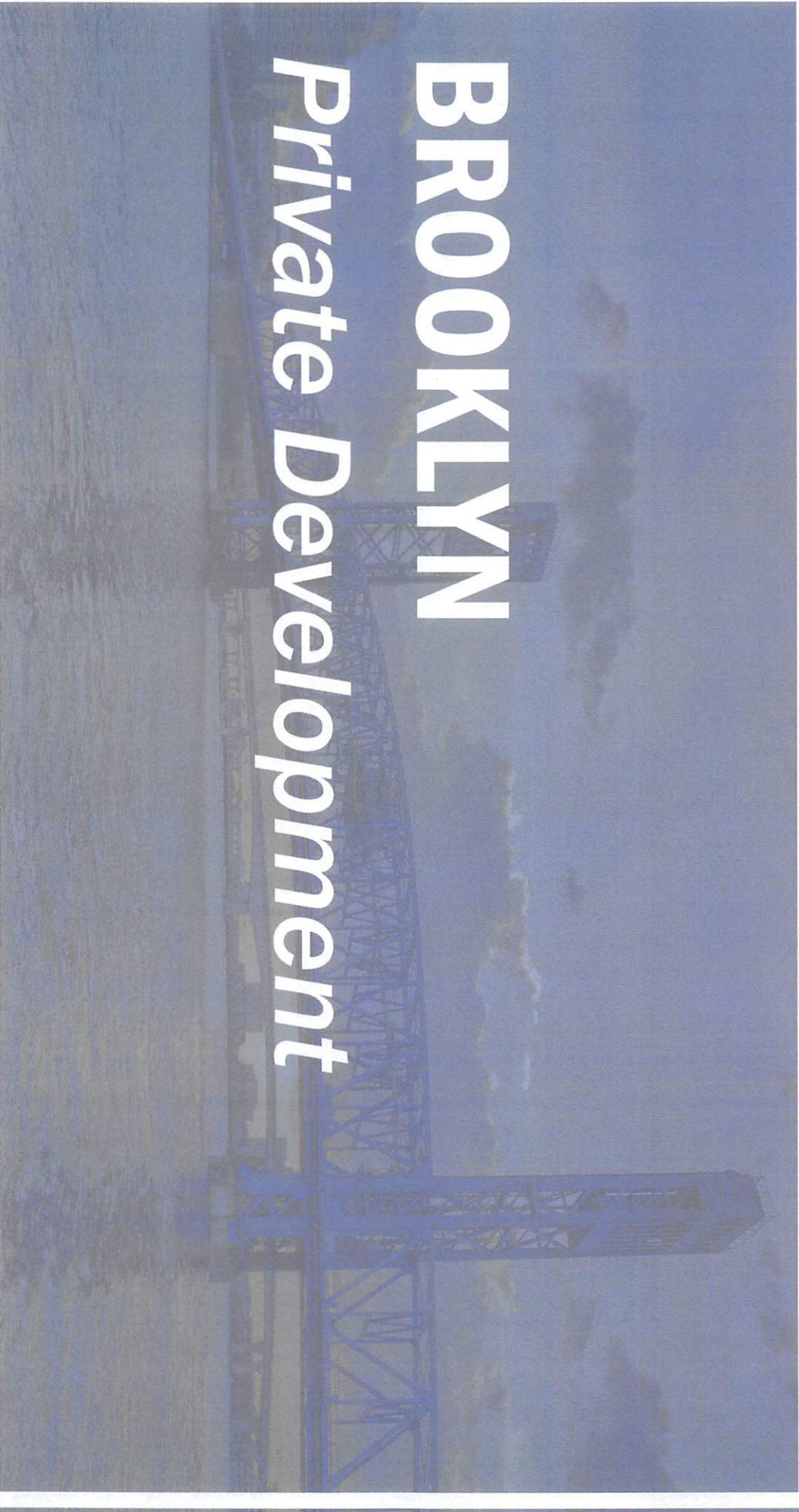
DOWNTOWN

PROJECT UPDATES

DOWNTOWN INVESTMENT AUTHORITY

Downtown's Neighborhoods and Boundary



A photograph of the Brooklyn Bridge spanning a body of water, with a blue sky and clouds in the background. The bridge's steel structure is prominent, and the water reflects the light. The image is framed by a white border.

BROOKLYN

Private Development

BROOKLYN





#7 on District Map

FIS Headquarters

323 Riverside Ave, Jacksonville, FL 32202

Status

- Under Construction
- Expected Completion: Summer 2022

Incentive

- \$23,400,000/20-year REV Grant
 - *First payment scheduled for May 2024 (for tax year 2023)*
 - *\$3.5 million City Closing Fund Grant payable upon completion of construction*
 - *\$600,000 City QTI not to exceed amount*

Scope

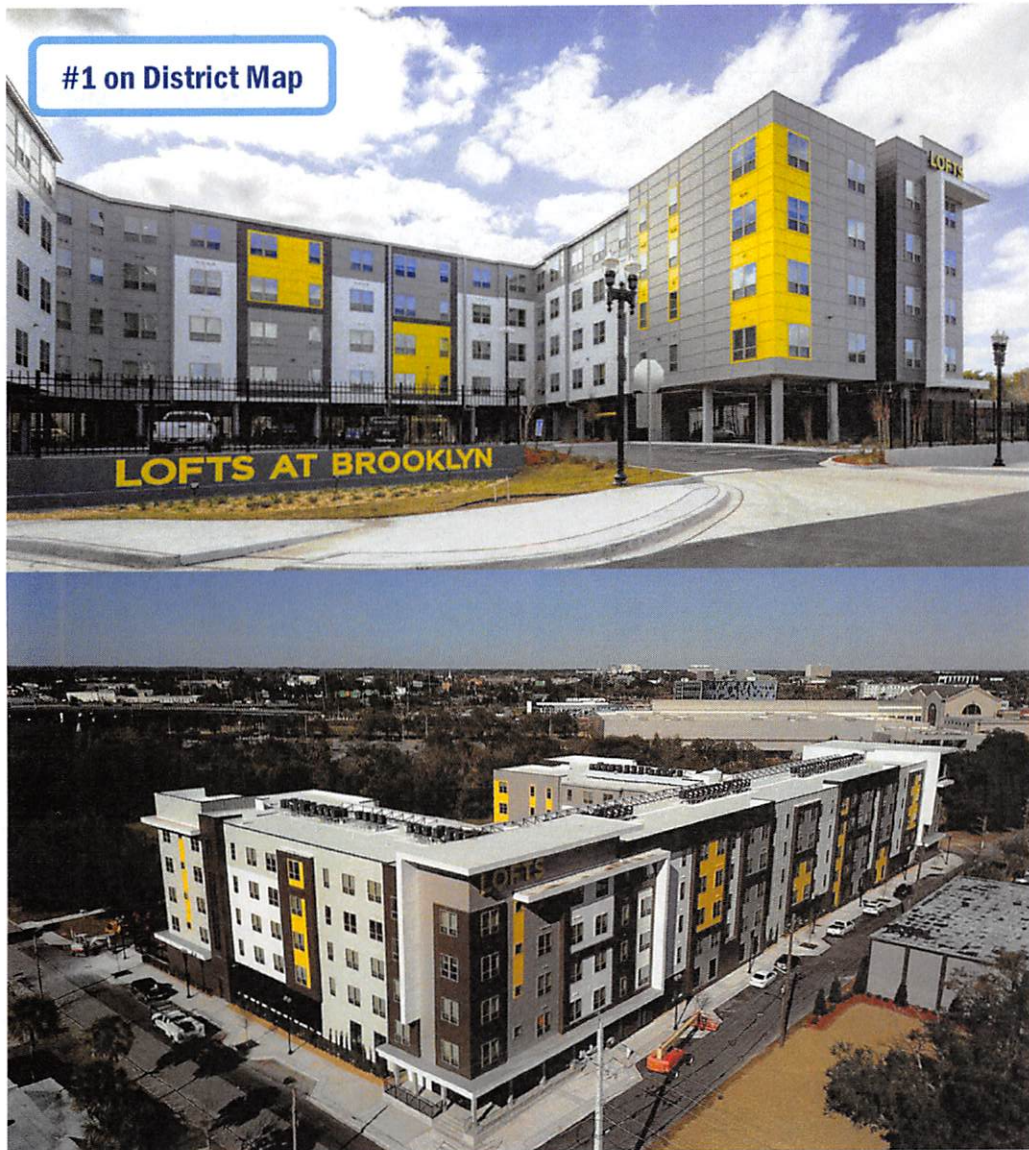
- New 12-story, 300,000-square-foot headquarters to support FIS's growth.
- Realignment of Forest Street
- Consolidation of current headquarters and local offices; plans to hire an additional 500 employees by 2029, bringing its Jax workforce to ~1,800 employees.

Investment

\$145 million

Image from FIS Camera taken 9/23/21

#1 on District Map



Lofts at Brooklyn

190 Chelsea St, Jacksonville, FL 32204

Status

Complete; Opened February 2021

DIA Incentive

\$3.38 million / 20-year REV Grant

First payment scheduled for May 2023 (for tax year 2022) \$625,750.00 /

20-year no interest loan

Paid in March 2021

Scope

- Workforce housing community with 133 units of a variety of sizes (studio, one-, two-, and three-bedroom apartments)
- 80 units are reserved for residents making less than 80% of the area median income and 53 are reserved for residents making less than 140% of the area median income.
- Resident amenities include a fitness center, clubroom and resident lounge with billiards tables.

Investment

\$28 million

#2 on District Map



Florida Blue Parking Garage

800 Forest St., Jacksonville, FL 32204

Status

Complete; Opened 2020

DIA Incentive

\$3.5 million parking garage grant to be paid following installation of art sculpture (early November 2021) (funded by DIA)

Scope

- New, 862-space garage
- **Parking (700 spaces) available to the public after 6 p.m. weeknights and all day on weekends.**
- Includes urban open space complete with landscaping, street furnishings, and a soon-to-be-installed public art piece

Investment

\$20 million

#3 on District Map



Marriott Residence Inn

357 Oak Street, Jacksonville, FL 32204

Status

- Nearing Completion
- Expected Completion: September/October 2021

DIA Incentive

\$3.7 million REV Grant

First payment scheduled for May 2023

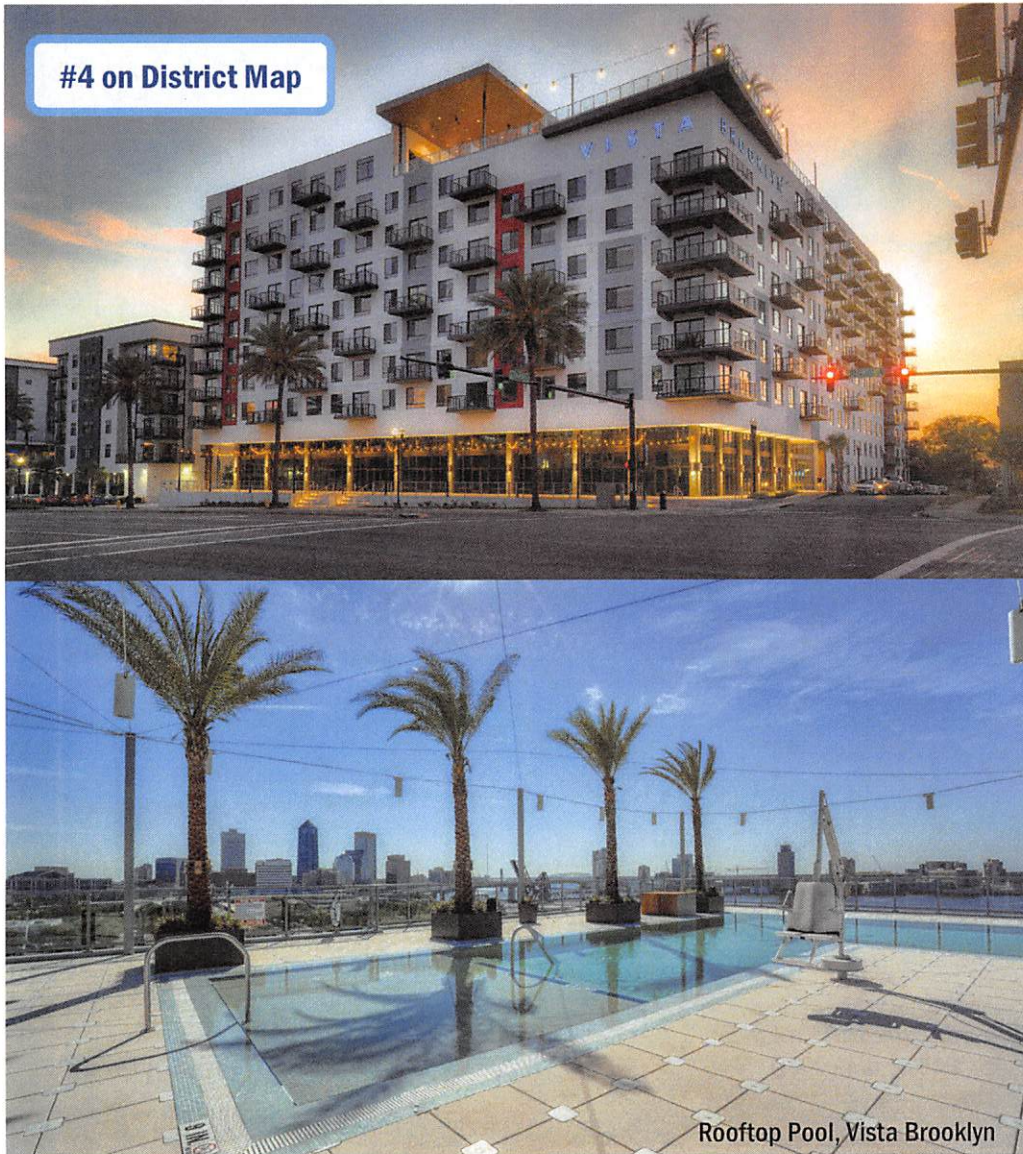
Scope

- 107,055 square feet, 6-story hotel
- 135 rooms

Investment

\$10.2 Million

#4 on District Map



Rooftop Pool, Vista Brooklyn

Vista Brooklyn

200 Riverside Ave, Jacksonville, FL 32202

Status

Complete; Opened June 2021

DIA Incentive

- \$9 million/20-year REV Grant (#1)
First payment scheduled for May 2023 (for tax year 2022).
- \$1.6 million/10-year REV Grant (#2)
First payment scheduled for May 2023 (for tax year 2022)

Scope

- 308 residential units
- 13,000 square feet of ground-floor retail space
- Rooftop pool, club house, dog park, fitness center, and more!

Investment

\$80 million



Brooklyn Place

50 Riverside Avenue , Jacksonville, FL 32202

Status

Complete; Opened 2021

DIA Incentive

- DIA provided \$99,500 to the developer as a contribution towards the reconstruction of Leila Street.
- DIA conducted a land-swap of three riverside parcels that comprised the “jughandle” vehicle pull-off from Riverside Avenue in exchange for several parcel on Magnolia Street.
- As part of this exchange, the developer constructed and conveyed to the City public-parking facilities (~50 spaces).

Scope

- 11,500 square foot retail center featuring Panera Bread, Chipotle, Bento Asian Kitchen + Sushi, and Chop Barber Shop.

Investment

\$2.8 Million

#6 on District Map



One Riverside Ave

1 Riverside Ave, Jacksonville, FL 32202

Status

- Received DIA Board Recommendation to City Council on September 2, 2021, via Resolution 2021-08-01.
- Legislation to be filed in October 2021
- Closing by December 31, 2021

DIA Incentive

\$31,594,140 (REV Grant, Completion Grant, Riverfront Restaurant Incentive, Land purchase, Mobility Fee)

Scope

- **Phase 1 Residential, Riverfront Restaurant and Phase 1 Retail:** Residential: 271 multi-family units; Retail: 39,256 SF (**including a grocer and riverfront restaurant**); parking garage
- **Phase 2 Mixed-Use:** Residential: 125 multi-family units; Retail: 15,000 SF
- **~2.5-acre New Riverfront Public Park along McCoys Creek**
- **Facilitates completion of McCoys Creek Restoration and Resiliency Project**

Investment

\$182 Million

A blue-tinted photograph of the Brooklyn Bridge spanning a body of water. The bridge's steel structure and suspension towers are visible against a cloudy sky. The water reflects the bridge and the sky. The entire image is framed by a white border.

BROOKLYN

*Public Infrastructure that is
Stimulating Private Investment*

BROOKLYN





Park Street Road Diet

Park Street (Forest to Stonewall)

Status

- Design Complete
- Construction Out for Bid
- Expected Completion: January 2023

Scope

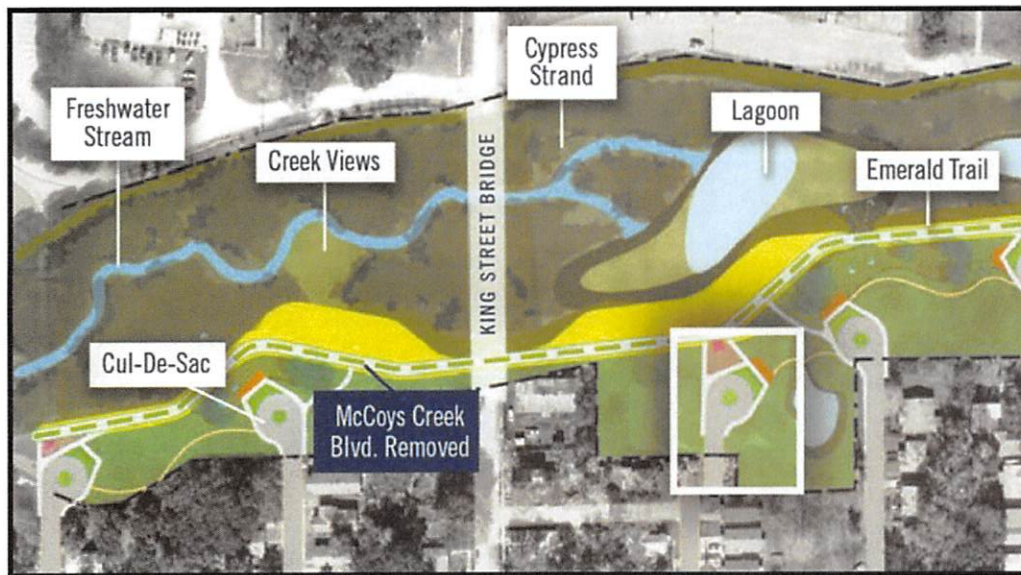
- Adding cycle track (2-way bicycle traffic), on-street parking, and expanded sidewalk areas.
- Reducing roadway widths for safer pedestrian crossings
- Adding street trees for shade
- Will link LaVilla and the Regional Transportation Center with the Five Points and Riverside neighborhoods.
- *Will connect Park Street to the Emerald Trail Model Project as well as McCoys Creek Greenway*

Investment

~2.1 Million

McCoys Creek Stream Restoration Resiliency Project – Phase 1

Hollybrook Park to Myrtle Ave



Status

- Various elements under construction; others out to bid
- Pending FDOT approval for crossing under I-95

Scope

- McCoy's Creek Boulevard will be removed in some locations to increase the flood plain (*currently under construction*)
- Reconstruct bridges (*design of Stockton St. and King St. bridges will commence Fall 2021; contract pending*)
- Remove bulkheads and obstructions/pipes from the McCoy's Creek waterway
- Restore stream; flood mitigation
- Environmental remediation
- New pedestrian bridge
- New greenway trail (Emerald Trail segment)

Investment

\$100+ Million (*All Phases*)

McCoys Creek Stream Restoration Resiliency Project – *Phase II*

Myrtle Ave to Mouth (at St. Johns River)

Status

- In Design and Permitting
- Coordination with JTA on land required for project and Skyway
- Coordination with One Riverside Avenue project

Scope

- Stream restoration and daylighting; flood mitigation
- Environmental remediation
- Bulkhead replacement
- Adjacent trail and amenities (Emerald Trail) connects to Riverwalk

Investment

\$100+ Million (*All Phases*)





Brooklyn Park

1201 Jackson St, Jacksonville, FL 32204

Status

- Under Construction
- Expected Completion Date: Summer 2024

Scope

- Improvements to Brooklyn Park area coincide with the McCoys Creek restoration and include:
 - Kayak Launch
 - Pedestrian Bridge
 - Trails
 - General Park Amenities

Investment

~\$3.5 Million



McCoy's Creek Park at One Riverside Ave

1 Riverside Ave (adjacent to McCoy's Creek)

Status

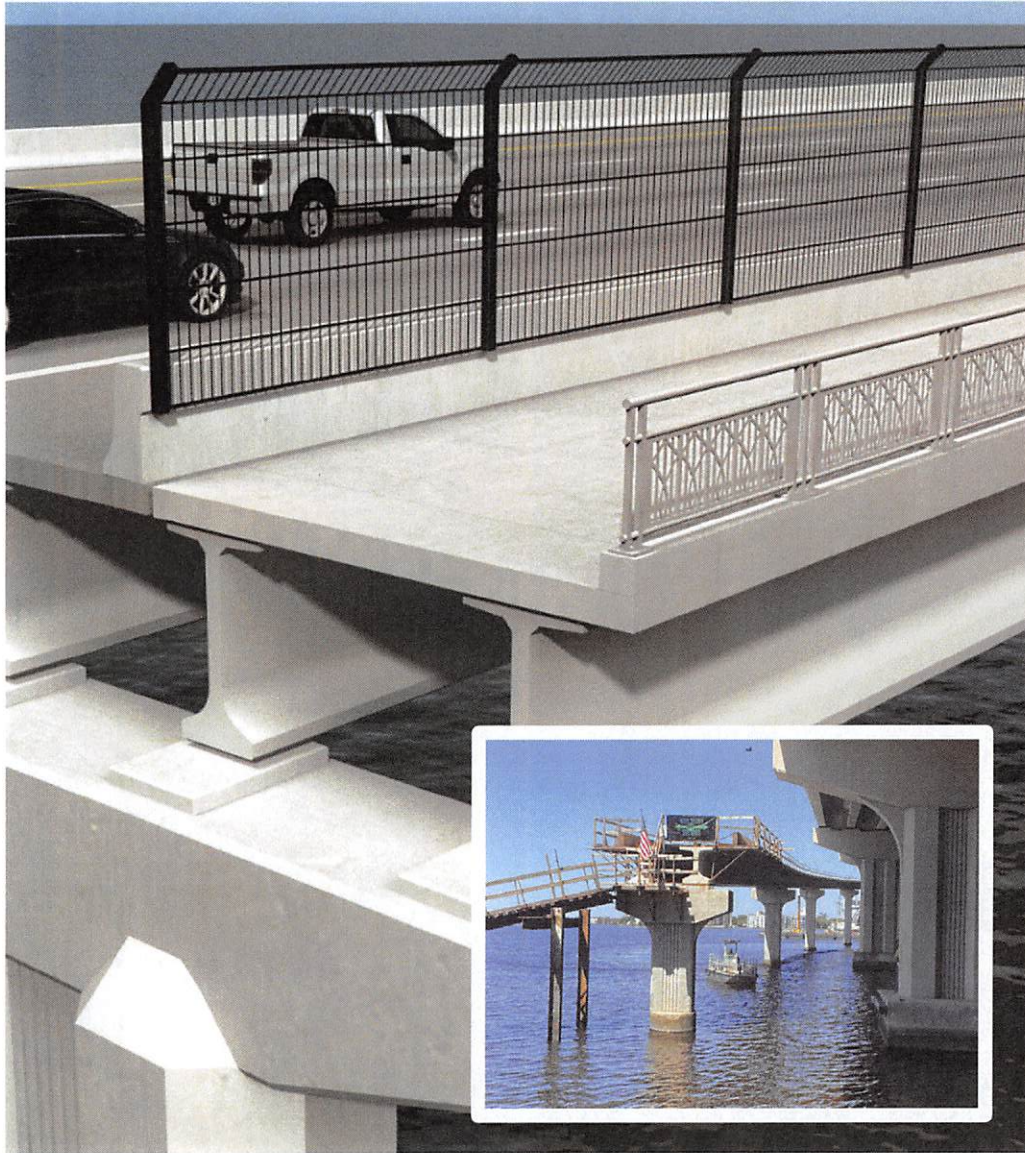
- Received DIA Board recommendation to City Council on September 2, 2021, via Resolution 2021-08-01.
- Legislation to be filed in October 2021
- Closing by December 31, 2021

Scope

- Residual parcel after McCoy's Creek project extended to mouth
- **~2.05 acres of recreational area for public use**
- Accessible by the Riverwalk
- Redesigned May Street
- 25 feet of a creekfront multi-use path along the western edge of McCoy's Creek
- Ped bridge crossing creek

Investment

\$1.7 million for land; park improvements TBD



FDOT Shared-Use Path

Along Fuller Warren Bridge

Status

- **Under Construction**
- **Expected Completion Date: Early 2022**

Scope

- Bike/Pedestrian lane along Fuller Warren Bridge
- Link Brooklyn to the Southbank/San Marco neighborhoods
- Decorative lighting is being added along the path.

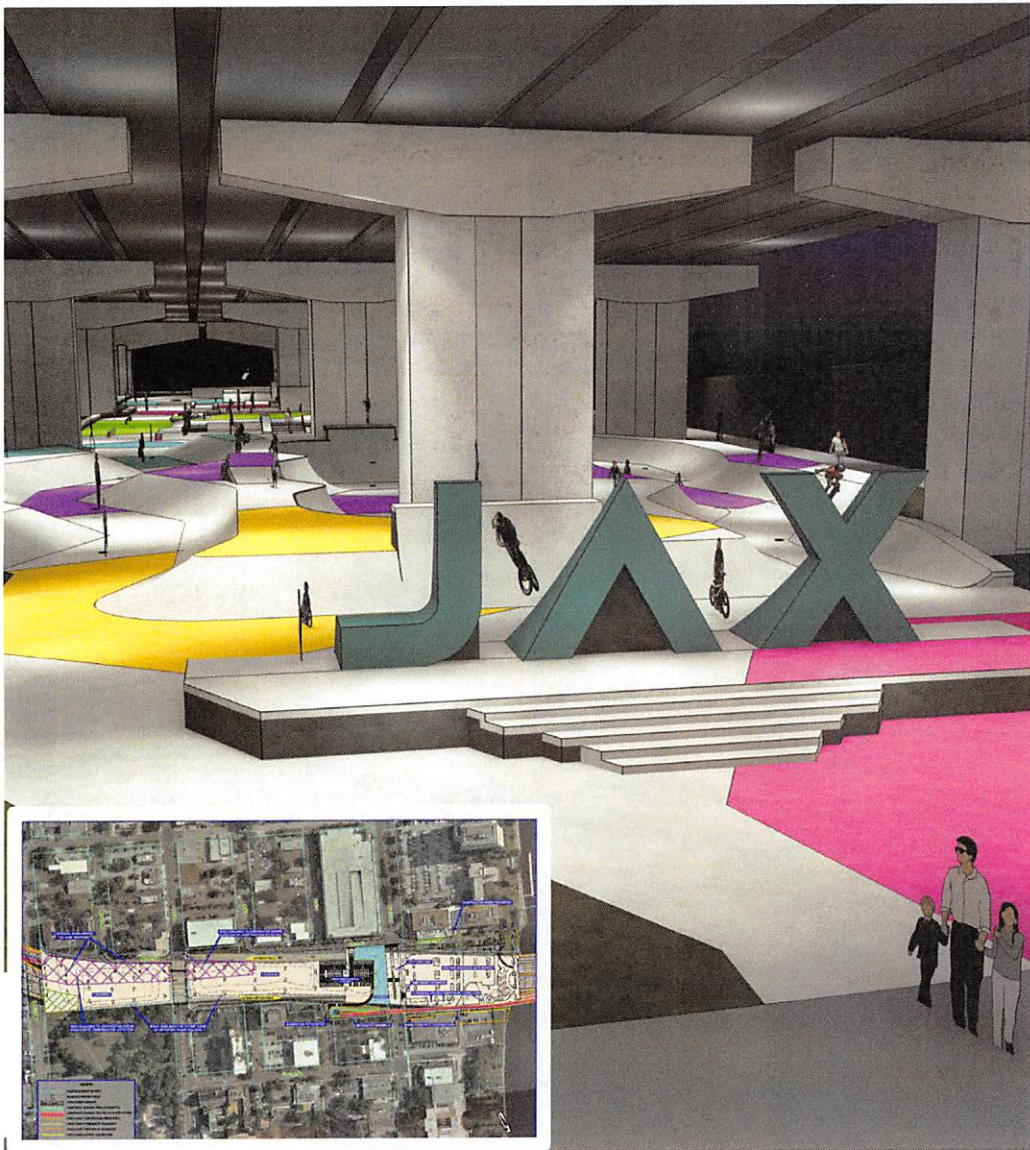
Investment

~\$20 Million

(Shared-Use Path Portion)

\$126 Million Total

(Total I-10/I-95 Interchange Improvements Project)



Emerald Trail – Artist Walk

Under Fuller Warren Bridge between Riverside Ave and Park St.

Status

- **Construction Pending; FDOT Approval Needed to Commence**
- **Expected Commencement Date: Fall 2021**
- **Expected Completion Date: 2022**

Scope

- The Artist Walk will include the multi-use trail connection, parking, pedestrian corridors, landscaping and other park amenities.
- It will support the Riverside Arts Market, which has been open between the river and Riverside Avenue since 2009, and a much-needed public space for the COJ.

Investment

\$3.5 Million



Jackson Street Floating Dock

Jackson Street at Riverfront between Winston Family YMCA and Haskell Parking Lot

Status

- Final Design Plans Complete; Construction Pending
- Estimated Commencement Date: Fall 2021
- Estimated Completion Date: January 2022

Scope

Construction of a floating dock at Jackson Street

Investment

\$882,225



Forest Street/Alfred dupont Place Improvements

Forest Street/Alfred dupont Place/Riverside Ave Intersection

Status

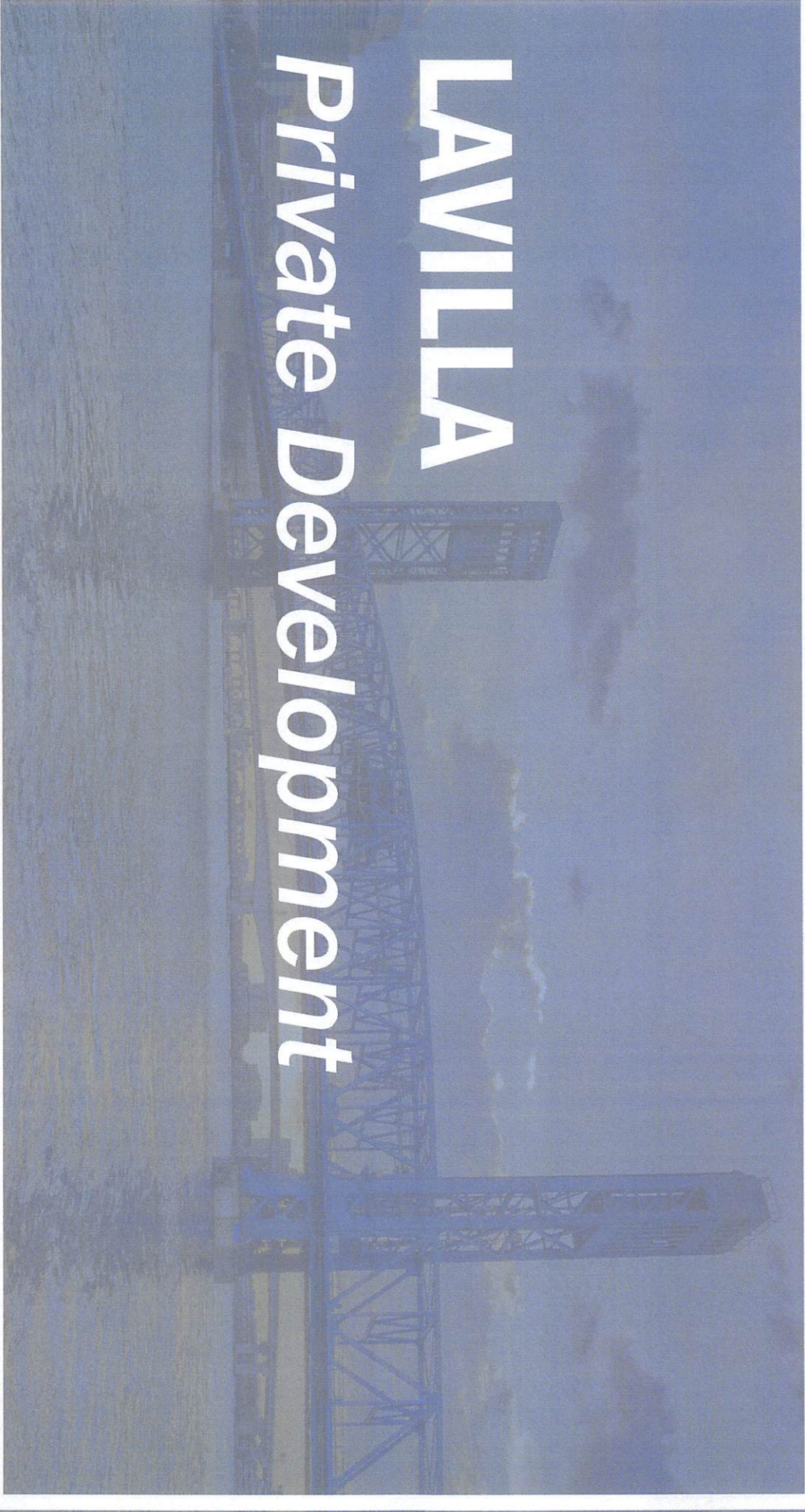
- Under Construction
- Expected Completion: December 2021

Scope

Realignment of Alfred dupont Place, Forest Street, and Riverside Ave Intersection – aligns roadway and sidewalks to provide direct route to Gefen Park and Riverwalk and supports construction of new FIS headquarters

Investment

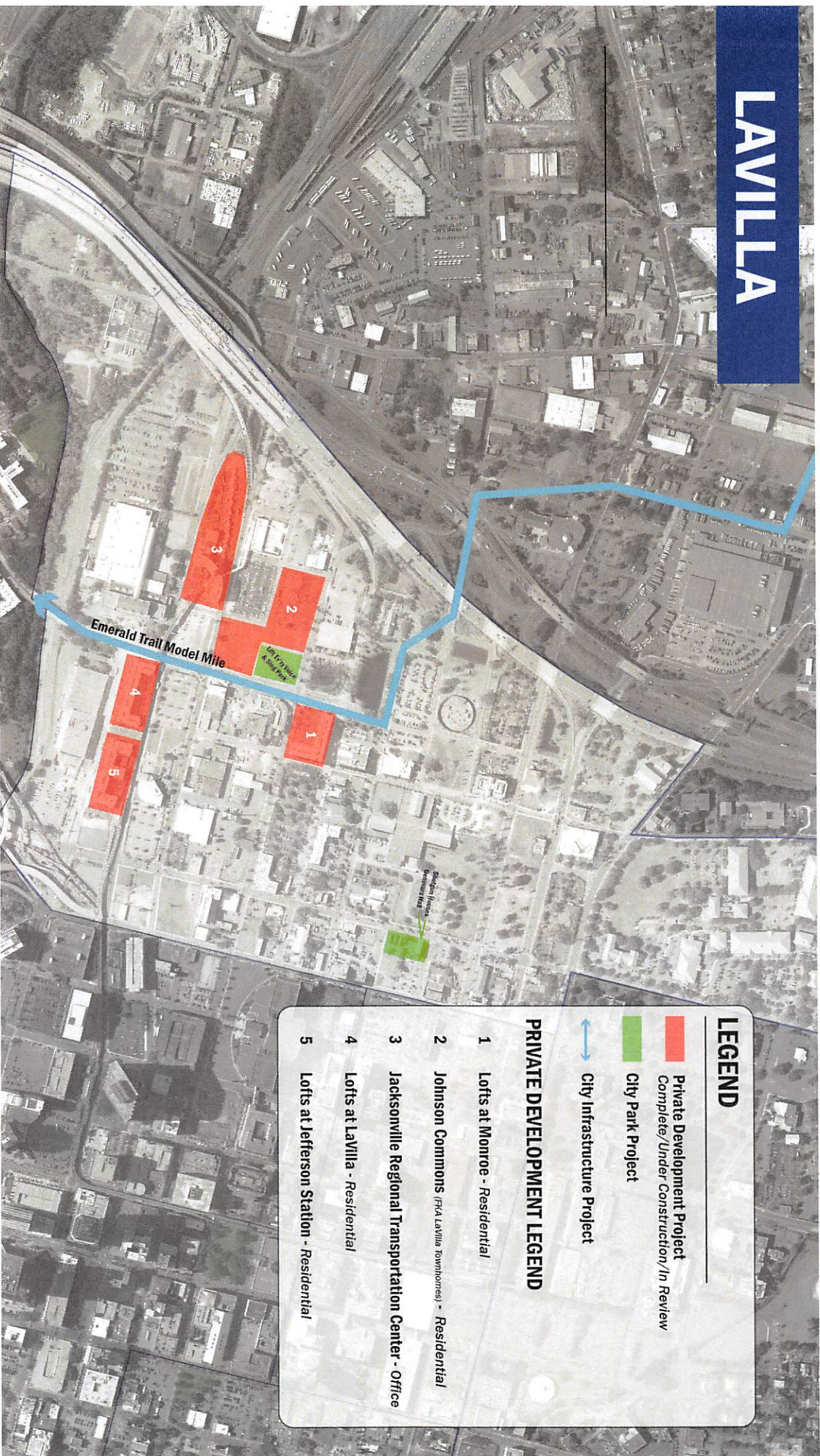
\$4,520,000



LAVILLA

Private Development

LAVILLA



LEGEND

Private Development Project
Complete/Under Construction/In Review

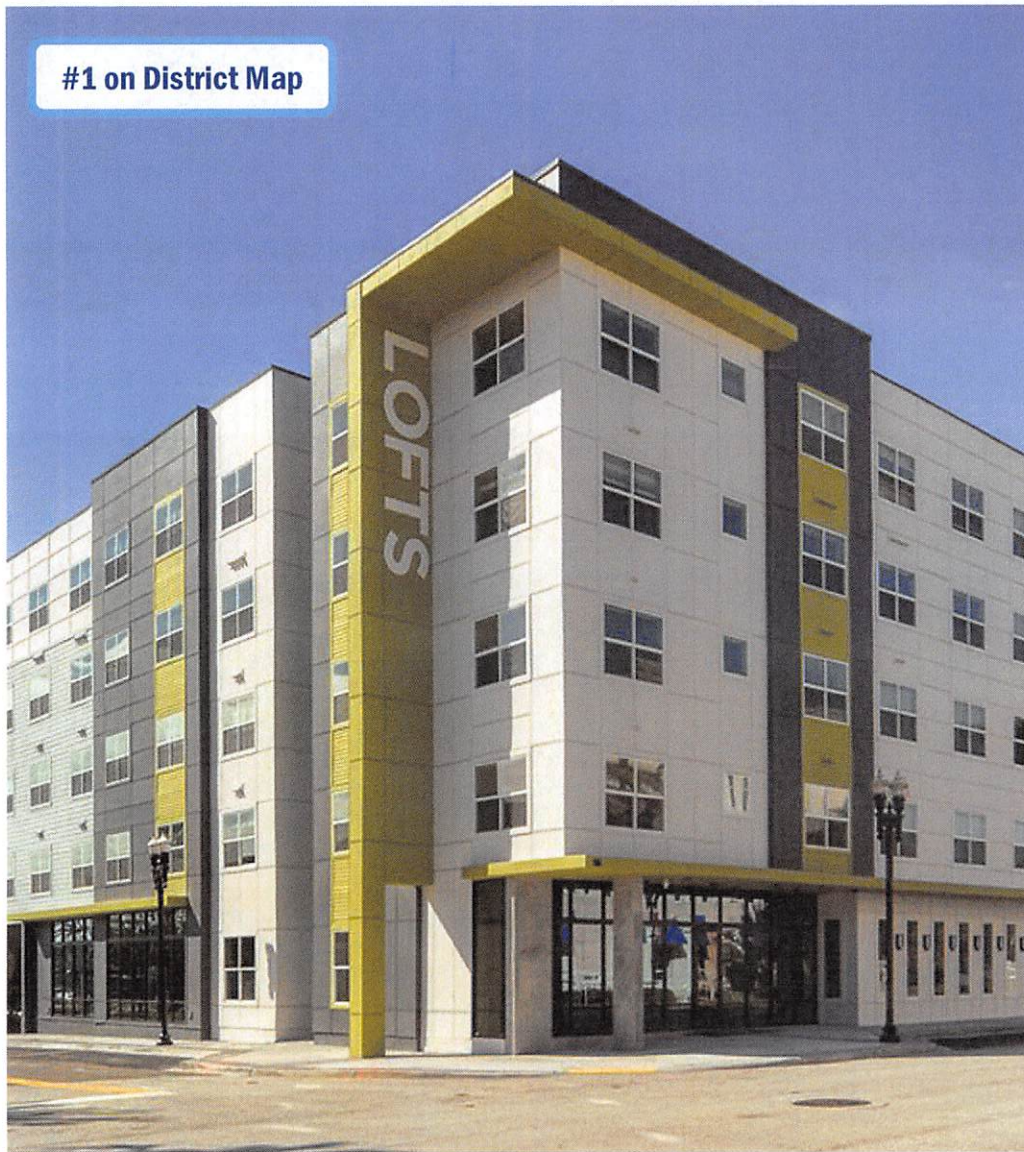
City Park Project

City Infrastructure Project

PRIVATE DEVELOPMENT LEGEND

- 1 Lofts at Monroe - Residential
- 2 Johnson Commons (FKA Lavilla Townhomes) - Residential
- 3 Jacksonville Regional Transportation Center - Office
- 4 Lofts at Lavilla - Residential
- 5 Lofts at Jefferson Station - Residential

#1 on District Map



Lofts at Monroe

906 West Monroe Street, Jacksonville, FL 32204

Status

Complete; Opened 2018

DIA Incentive

\$303,750.00 / 20-year no interest loan paid April 2019

Scope

- 5-story residential development with 108 affordable multifamily units
- Amenities include a resident lounge, fitness center, internet cafe, and dog walk area
- 129 total parking spaces (including 11 off-street spaces)
- **Investment**
\$20 Million



#2 on District Map

Johnson Commons (FKA LaVilla Townhomes)

799 Water St, Jacksonville, FL 32204

Status

- Received City Council Approval on August 24, 2021 (2021-496)
- Received DDRB Final Approval on September 16, 2021
- Closing: November 2022
- Expected Commencement: December 2022
- Expected Completion: February 2023

DIA Incentive

- Developer received city-owned land appraised at \$3.58 million for \$1

Scope

- Mixed-use townhome and commercial development
- 91 for-sale townhomes (phase 1) featuring shotgun-style design inspired by LaVilla architecture in the late 19th & 20th centuries
- 10,000 square feet of stand-alone retail or mixed-use ground-floor retail (phase 2)
- Upon sale of each townhome, City will receive at closing 50% of the net revenues to Developer in excess of \$250,250
- Developer making \$150,000 contribution to the City to be used for development of the Lift Ev'ry Voice and Sing Park

Investment

\$18 Million





#3 on District Map

Jacksonville Regional Transportation Center (JRTC)

100 LaVilla Center Drive, Jacksonville, FL 32204

Status

Complete; Opened 2020

Scope

The new multimodal station for all public transit in the region integrates a 40,000 SF JTA bus transfer facility, the First Coast Flyer Bus Rapid Transit (BRT), Skyway/U2C, rideshare and bike share, and a 10,000 SF Intercity Bus Terminal, Greyhound and MegaBus.

Investment

\$57.3 Million



#4 on District Map



Lofts at LaVilla

995 Water St, Jacksonville, FL 32204

Status

Complete; Opened 2018

DIA Incentive

\$325,000.00 / 20-year no interest loan paid January 2021

Scope

- 5-story residential development with 130 affordable multifamily units (studio, 1, 2- and 3-bedroom apartments)
- 165 total parking spaces (including 21 off-street spaces)
- Located within 500' of the Jefferson Station of the Automated Skyway Express
- Amenities include a resident lounge, fitness center and an internet cafe
- **Investment**
\$22 Million

#5 on District Map



Lofts at Jefferson Station

799 Water St, Jacksonville, FL 32204

Status

Complete; Opened 2020

DIA Incentive

- \$400,000.00 /20-year no interest loan paid March 2020
- \$2.98 million REV Grant
First payment made May 2021 (for tax year 2022)

Scope

- Transit-oriented development boasting 133 multifamily apartment units (1-, 2-, and 3-bedroom floor plans)
- Mixed-income, affordable housing development
- Amenities include an internet cafe, fitness center, outdoor space, a resident lounge with a billiards table, and a club room with TVs and a kitchen
- Located adjacent to the skyway, with easy access to the central core and Brooklyn districts

- **Investment**

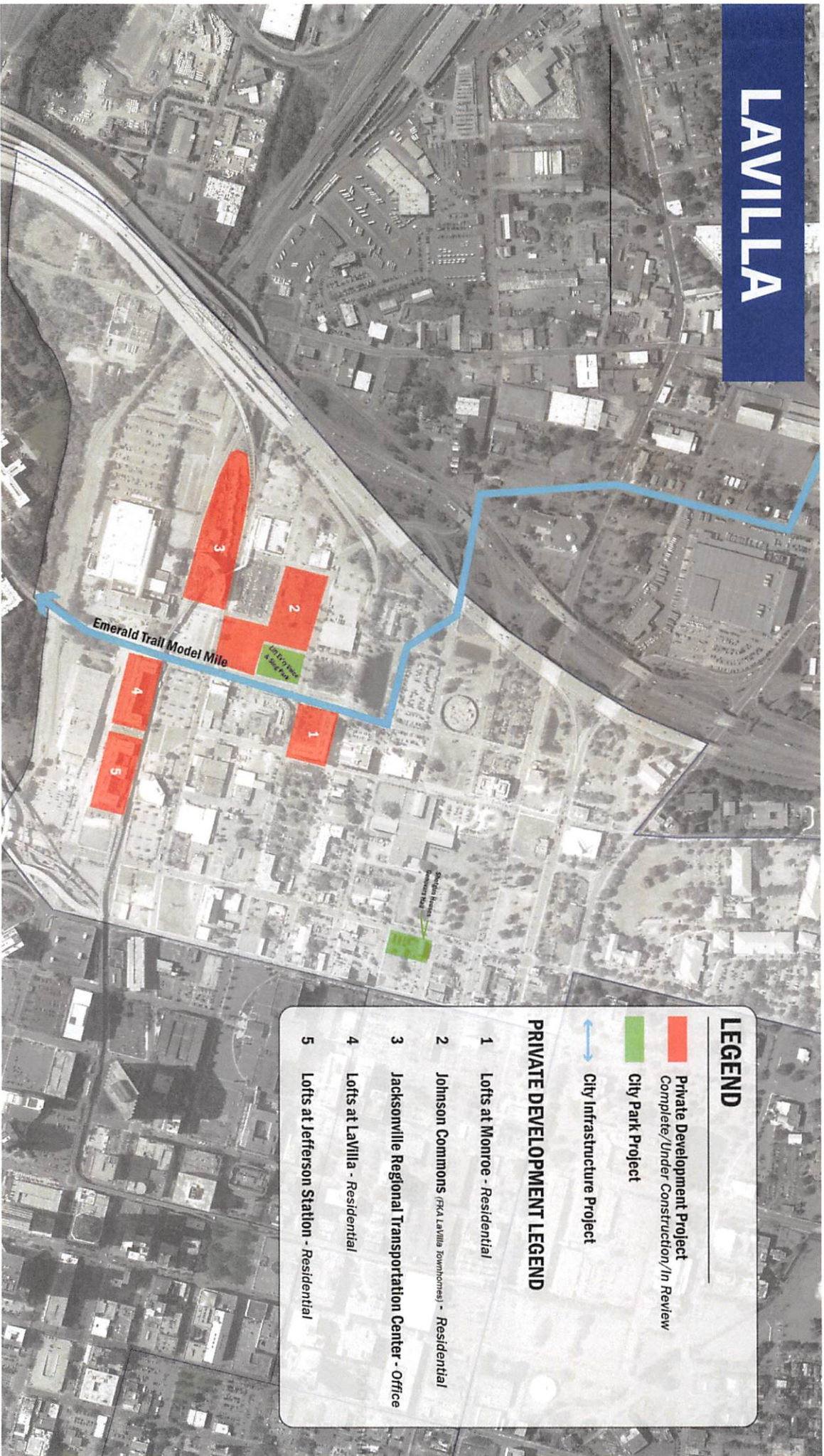
\$28 Million

The background of the slide is a blue-tinted photograph. It shows a bridge with a complex steel truss structure spanning a body of water. In the distance, a tall, modern building with a grid-like facade is visible against a sky with some clouds. The overall color palette is monochromatic, dominated by various shades of blue.

LAVILLA

*Public Infrastructure that is
stimulating private investment*

LAVILLA



LEGEND

Private Development Project
Complete/Under Construction/In Review

City Park Project

City Infrastructure Project

PRIVATE DEVELOPMENT LEGEND

- 1 Lofts at Monroe - Residential
- 2 Johnson Commons (FKA Lavilla Townhomes) - Residential
- 3 Jacksonville Regional Transportation Center - Office
- 4 Lofts at Lavilla - Residential
- 5 Lofts at Jefferson Station - Residential



Emerald Trail – Model Mile

S-Line to Stonewall

Status

- **Under Construction**
- **Expected Completion: Winter 2022**

Scope

- 1.3-mile project that will feature walking lanes, additional lighting and overlooks with shade and railings.
- First of nine Emerald Trail projects that are expected to be completed over the course of the next decade.

Investment

\$5,245,863



Lift Ev'ry Voice and Sing Park

120 Lee St, Jacksonville, FL 32204

Status


- **Under Construction**
- **Expected Completion Date: Fall 2022**

Scope

- Designed by renowned landscape architect Walter Hood to honor the legacy of Jacksonville's native sons, the Johnson Brothers
- Park will be linked to 15 other historic neighborhoods and Downtown via the Emerald Trail project
- Park design includes a lifted lawn and a shotgun house placed on the parcel of the historic Johnson House
- Shotgun house will be used as a stage for performances of varying types

Investment

~\$3 Million

The background of the slide features a photograph of a large bridge spanning a body of water. The bridge has a complex steel truss structure. The image is heavily filtered with a blue color and a grainy texture, giving it a stylized, almost painterly appearance. The text is overlaid on this background.

CENTRAL CORE

Private Development

CENTRAL CORE



LEGEND

- Private Developments
Complete/Under Construction/In Review
- City Park Project
- ↔ City Infrastructure Project

PRIVATE DEVELOPMENT LEGEND

- 1 Ambassador Hotel - Hotel
- 2 Baptist Convention Center Building - Residential Mixed-Use
- 3 Federal Reserve Building - Commercial Mixed-Use
- 4 Independent Life Building - Residential Mixed-Use
- 5 JEA Headquarters - Office
- 6 Barnett Building - Residential Mixed-Use
- 7 Laura Street Trio - Commercial Mixed-Use
- 8 WyStar Garage - Parking
- 9 Ford on Bay - Residential Mixed-Use
- 10 Riverfront Plaza Proposed Development - TBD



#6 on District Map

Barnett National Bank Building

112 W Adams St, Jacksonville, FL 32202

Status

Complete; Opened 2019

Scope

- Mixed-use, 18-story development
- 107 loft-style residential apartments overlooking downtown Jacksonville and the St. Johns River
- Houses Chase Bank branch, the University of North Florida's Center for Entrepreneurship and Innovation, and The Jacksonville Business Journal

Investment

\$53 Million

#5 on District Map



JEA Headquarters

325 W. Adams Street, Jacksonville, FL 32202

Status

- Under Construction
- Expected Completion: Summer 2022

DIA Incentive

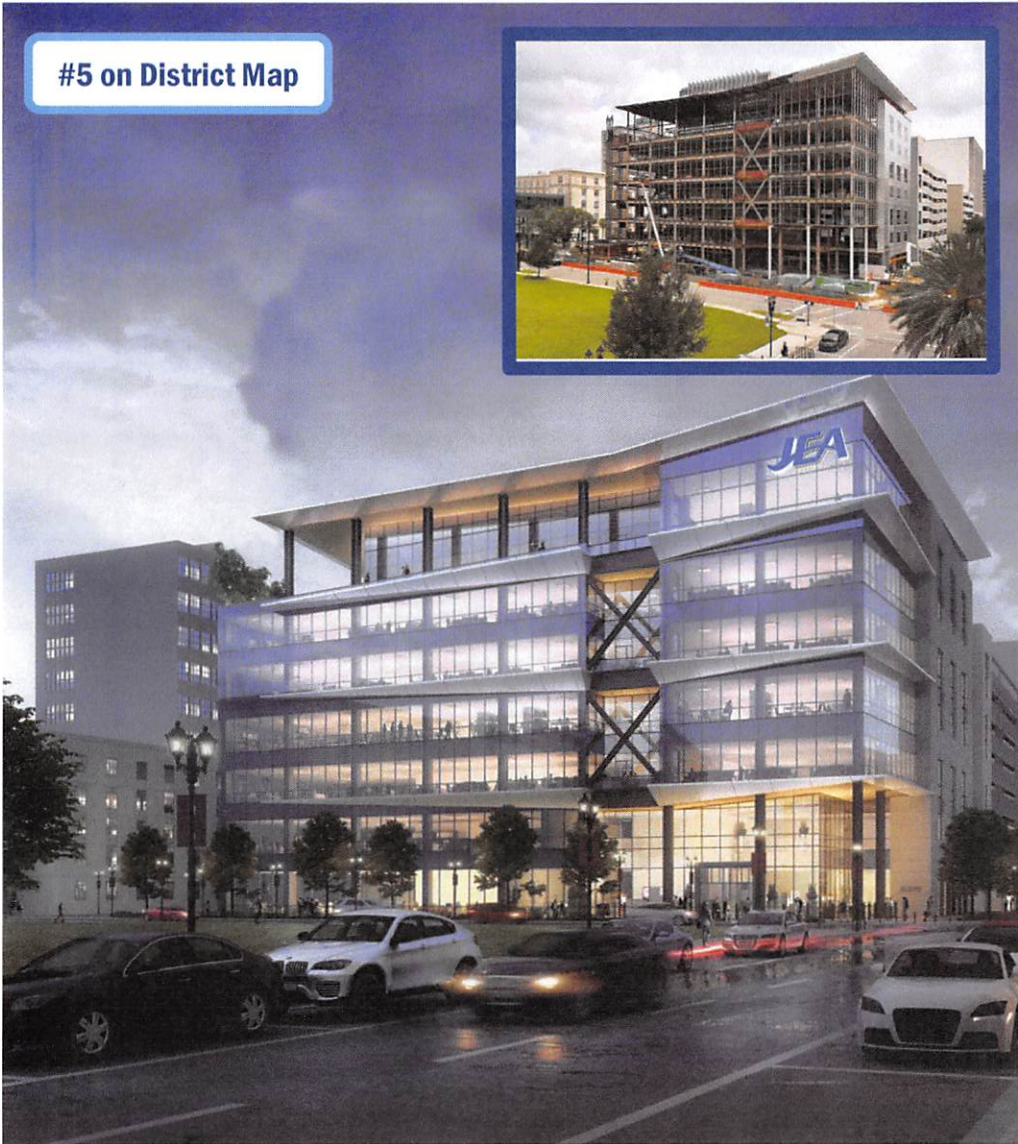
City land sold to Ryan Companies US for \$2.6 million

Scope

- New 162,000-square-foot headquarters for Jacksonville's public utility
- Plans call for an adjacent 657-space garage with 10,690 square feet of activated ground floor space.

Investment

\$72.2 Million



#1 on District Map



Ambassador Hotel & The Annex

420 N Julia St, Jacksonville, FL 32202 (hotel)

404 N. Julia St, Jacksonville, FL 32202 (Central National Bank Building/"Annex")

Status

- **Hotel: Under Construction (NOC filed July 2021)**
- **Hotel Expected Completion: May 2022**
- **Annex: In Review; Received DDRB Conceptual Approval November 2020**

DIA Incentive

- \$1.5 million Historic Preservation and Revitalization Trust Fund Grant
Payable upon completion of project provided work is in compliance with approved building permits, the Certificate of Appropriateness and all Historic Preservation Section interpretations of the Trust Fund Application.

Scope

- 120-room hotel property with a nationally recognized flag
- Annex plans call for the renovation of the former bank into the main lobby of the complex to include an additional 36 residential apartments within the historic structure and add 3,240 square-feet of commercial/retail space.
- New construction proposes an eight-story residential apartment complex that will provide 103 apartments along with an eight-story parking deck which will provide 487 parking spaces.

Investment

\$37.1 Million (hotel, multifamily housing and structured parking garage)

#4 on District Map



Independent Life Building

233 W. Duval Street, Jacksonville, FL 32202

Status

- Pending Construction; Estimated Commencement: December 2021
- Expected Completion: January 2023

DIA Incentive

- \$1.5 million Historic Preservation and Revitalization Trust Fund Grant
Payable upon completion of project provided work is in compliance with approved building permits, the Certificate of Appropriateness and all Historic Preservation Section interpretations of the Trust Fund Application.

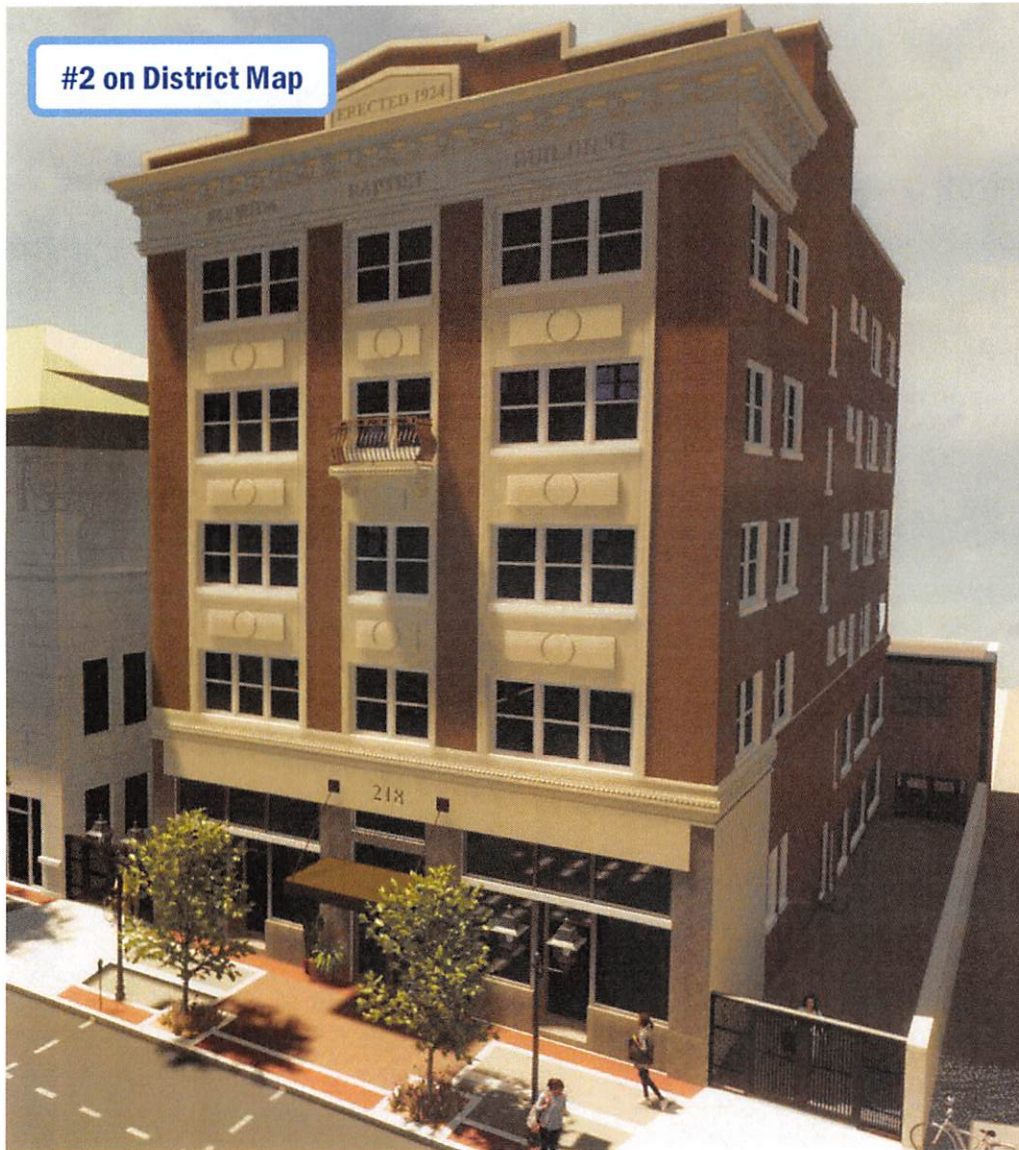
Scope

- National Historic Landmark Building
- ~140 apartment units
- 21,000 square foot grocery store
- 10,000 square foot restaurant and sky lounge

Investment

\$30 million

#2 on District Map



Baptist Convention Center Building

218 W. Church Street, Jacksonville, FL 32202

Status

- Under Construction (NOC filed August 2021)
- Expected Completion: Fall 2023

DIA Incentive

- \$5,371,952.00 DPRP loans (*payable upon completion of the project provided the Historic Preservation Section approval*)
 - \$4,297,562 / 5-year forgivable
 - \$1,074,390 / 10-year interest only, principal due at maturity

Scope

- Constructed in 1924 by Jacksonville famed Architect Henry John Klutho; National Historic Landmark Building
- Building to be converted into a mixed-use facility:
 - 24 residential units
 - ~5,330 square feet of restaurant/retail space on the ground floor and basement

Investment

\$10.8 Million



#3 on District Map

Federal Reserve Building

424 N. Hogan Street, Jacksonville, FL 32202

Status

- **Building Permits Approved**
- **Construction Commencement: November 2022**
- **Expected Completion: Fall 2023**

DIA Incentive

- \$3,252,368 DPRP loans (*payable upon completion of the project provided the Historic Preservation Section approval*)
 - \$2,598,894 / 5-year forgivable
 - \$653,474 / 10-year interest only, principal due at maturity

Scope

- National Historic Landmark Building
- Building to be converted into a commercial space:
 - Two restaurant spaces totaling approximately 7,400 square feet
 - Two floors of event space totaling 9,000 square feet

Investment

\$7.6 Million



Laura Street Trio

Historic Florida National Bank Building - 51 W. Forsyth Street

Historic Bisbee Building - 47 W. Forsyth Street

Historic Florida Life Insurance Building - 117 N. Laura Street

Status

- Received City Council Approval on September 14, 2021 (2021-453)
- Estimated Commencement: November 2021
- Estimated Completion: November 2023

DIA Incentive

- \$24,674,300.00 DPRP loans
 - \$19,394,465.00 / 5-year forgivable
 - \$5,279,935 / 10-year interest only, principal due at maturity)

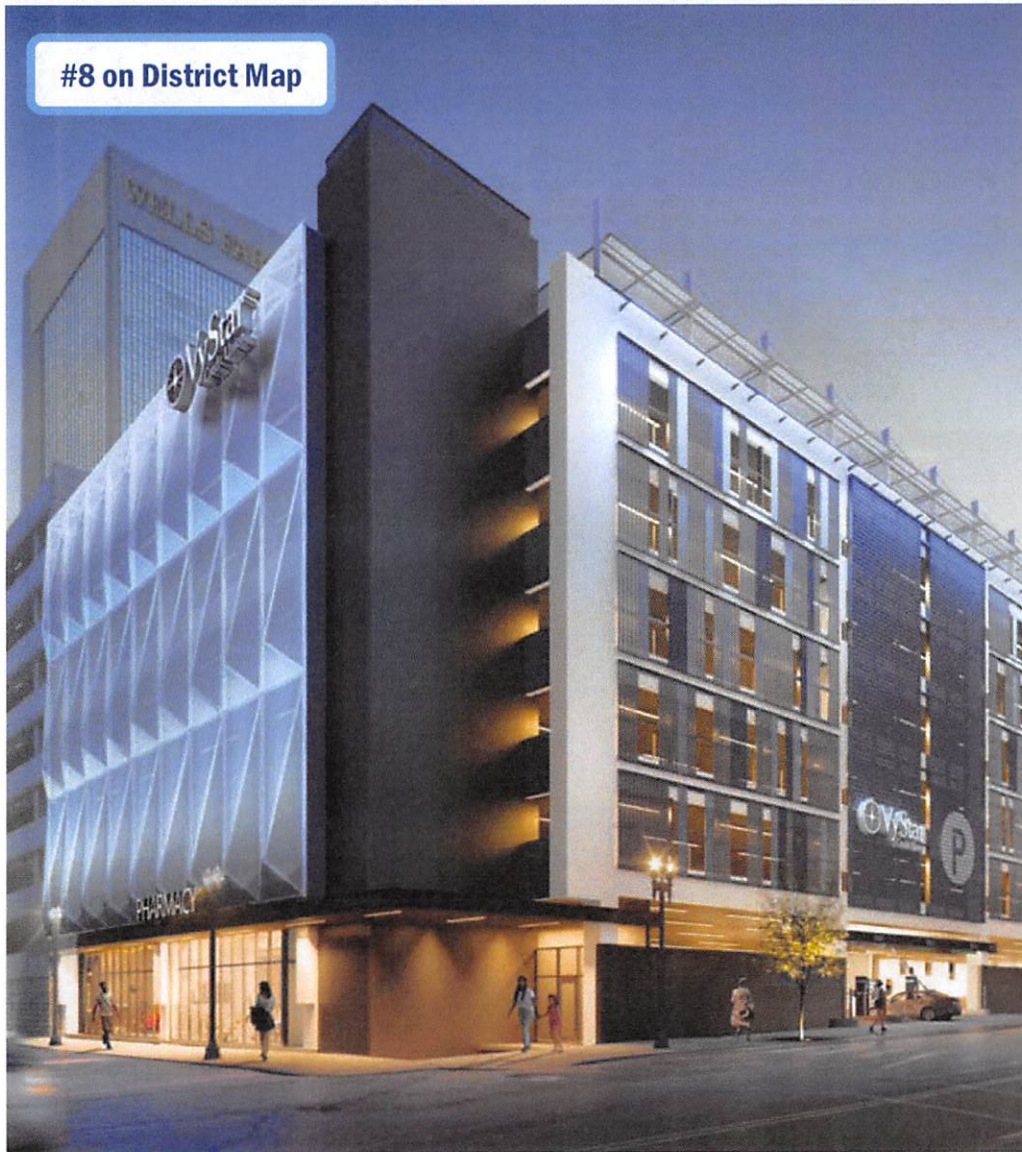
Scope

- 140 hotel rooms proposed to operate under the Marriott Autograph flag (including 86 hotel rooms in the Historic Buildings)
- 21,000 square feet of restaurant/lounge space open to the general public
- Minimum of 8,000 square feet of retail space open to the general public

Investment

\$70.4 Million

#8 on District Map



VyStar Parking Garage

28 W. Forsyth St.

South side of West Forsyth Street between Main and Laura streets

Status

Under Construction (*broke ground August 11, 2021*)

Expected Completion: August/September 2022

DIA Incentive

City land sold to VyStar for \$943,403.00.

Scope

- 7-story, 280,804 square-foot parking garage
- 780 parking spaces
- 13,169 square-feet of ground-floor retail space.
- Provide parking for the 1,000 employees VyStar Credit Union relocated to its headquarters campus Downtown, the nearby Barnett and Laura Street Trio projects, and the general public.

Investment

\$22 Million



#9 on District Map

Ford on Bay (Courthouse Site)

330 E. Bay St., Jacksonville, FL 32202

Status

Notice of Disposition Imminent; Timeline:

- October 20, 2021 – November 17, 2021: Marketing Period Pre-NOD
- November 19, 2021: Issue Notice of Disposition
- December 20, 2021: Bids Due
- January 2022: DIA award
- February-March 2022: Term sheet finalized

Scope

Proposals shall include a mix of uses such as, but not limited to, multifamily, retail, office, open space and/or hospitality. Buildings directly fronting Bay Street shall have a vertical mix of uses, including ground floor activated uses (restaurant, retail, etc.). Riverfront Restaurant required.

Investment

TBD

#10 on District Map

Proposed Development Pad Location

Riverfront Plaza Development Pad

2 W. Independent Drive, Jacksonville, FL 32202

Eastern Development Pad

Status

- Notice of Disposition to be published early 2022
- Plan to award by April to facilitate Developer coordination with final park design

Scope

Vertically mixed-use – restaurants required; some hotel rooms envisioned in addition to possible office or residential; park view and frontage.

Investment

TBD

The background of the slide is a photograph of a large blue steel truss bridge spanning a body of water. The sky is blue with some light clouds. The entire image is framed by a white border.

CENTRAL CORE

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stimulating private investment*

CENTRAL CORE





Emerald Trail – Hogan St. Cycle Track

Hogan Street – FSCJ to Northbank Riverwalk

Status

- Under Design
- Expected Completion: Spring 2022
- Expected Construction Start: Fall 2022

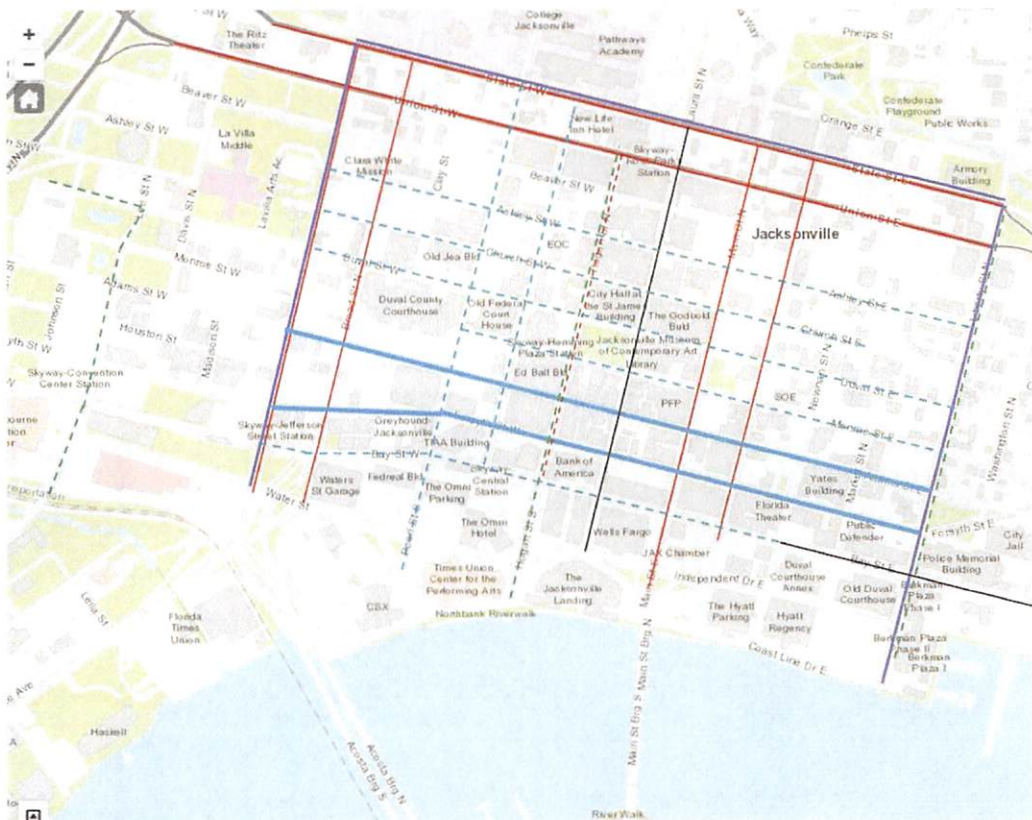
Scope

- 1-mile project that will feature a two-way cycle track and expanded sidewalks to accommodate pedestrians and outdoor dining.
- Second of nine Emerald Trail projects that are expected to be completed over the course of the next decade.

Investment

\$6.9 Million





Remain one way

Convert to two way

Future Conversion to two way

Existing Two Way

Limits of project

Cycle track/trail

Two Way Street Conversions

East-West Running Adams Street & Forsyth Street

Status

- In Design
- Expected Completion of Design: Summer 2022

Scope

- Restore one-way streets to two-way streets, beginning with Adams Street and Forsyth Street, to:
 - Improve safety, particularly for pedestrians and bicyclists
 - Improve network efficiency
 - Increase property values
 - Promote economic development, particularly residential growth, restaurant, and entertainment

Investment

TBD

Times Union Center for the Performing Arts (TUCPA)

Musical Heritage Garden

300 Water St, Jacksonville, FL 32202

Status

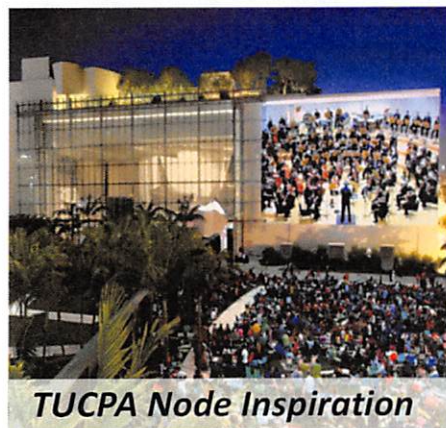
- Bulkhead Work Under Construction
- Further Detailed Design in Progress

Scope

- Interactive node dubbed “Music Commons” built around the theme of Jacksonville’s rich musical heritage
- Boasts a treble clef landscape design
- Children’s musical play area
- Nightly projection shown on the building’s riverfront façade produced by the DIA
- Live stream projections on the CSX building with lawn seating

Investment

\$6.5 Million





Liberty Marina

330 E. Bay St., Jacksonville, FL 32202

Status

- On Hold at 30% Design; Consultant Scope & Fee Proposal Over Budget
- \$9M in CIP for FY 25-26

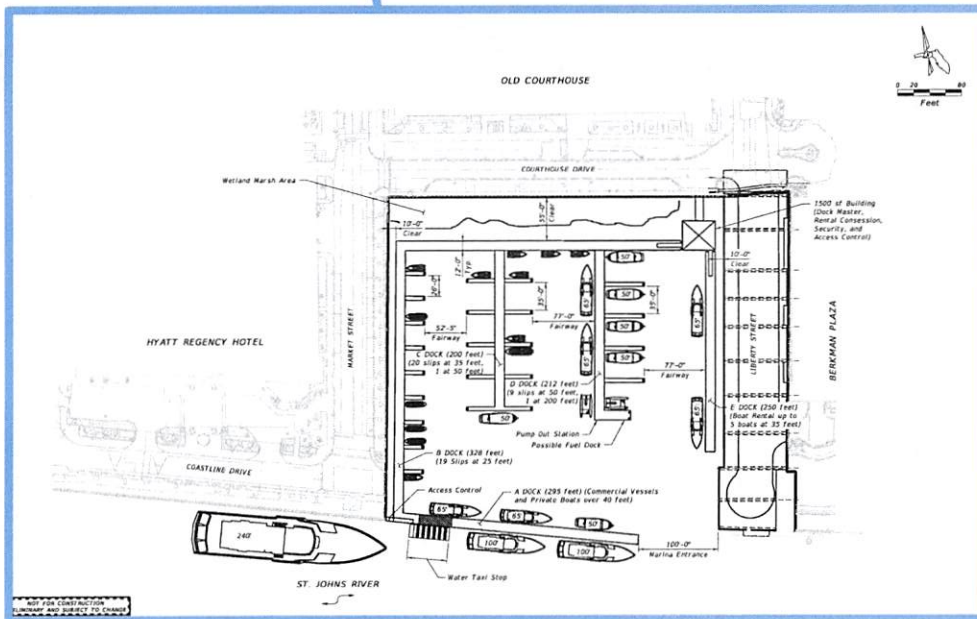
Scope

Develop a public marina in daylighted basin for approximately 50 boats of varying sizes with designated water taxi landing, fuel dock, pump-out station, and marina office with restrooms/showers.

Investment

Design: \$800,000

Construction estimated at: \$9 Million





Northbank Bulkheads

Landing; Times Union Center for the Performing Arts (TUCPA); CSX; East of Main Street

Status

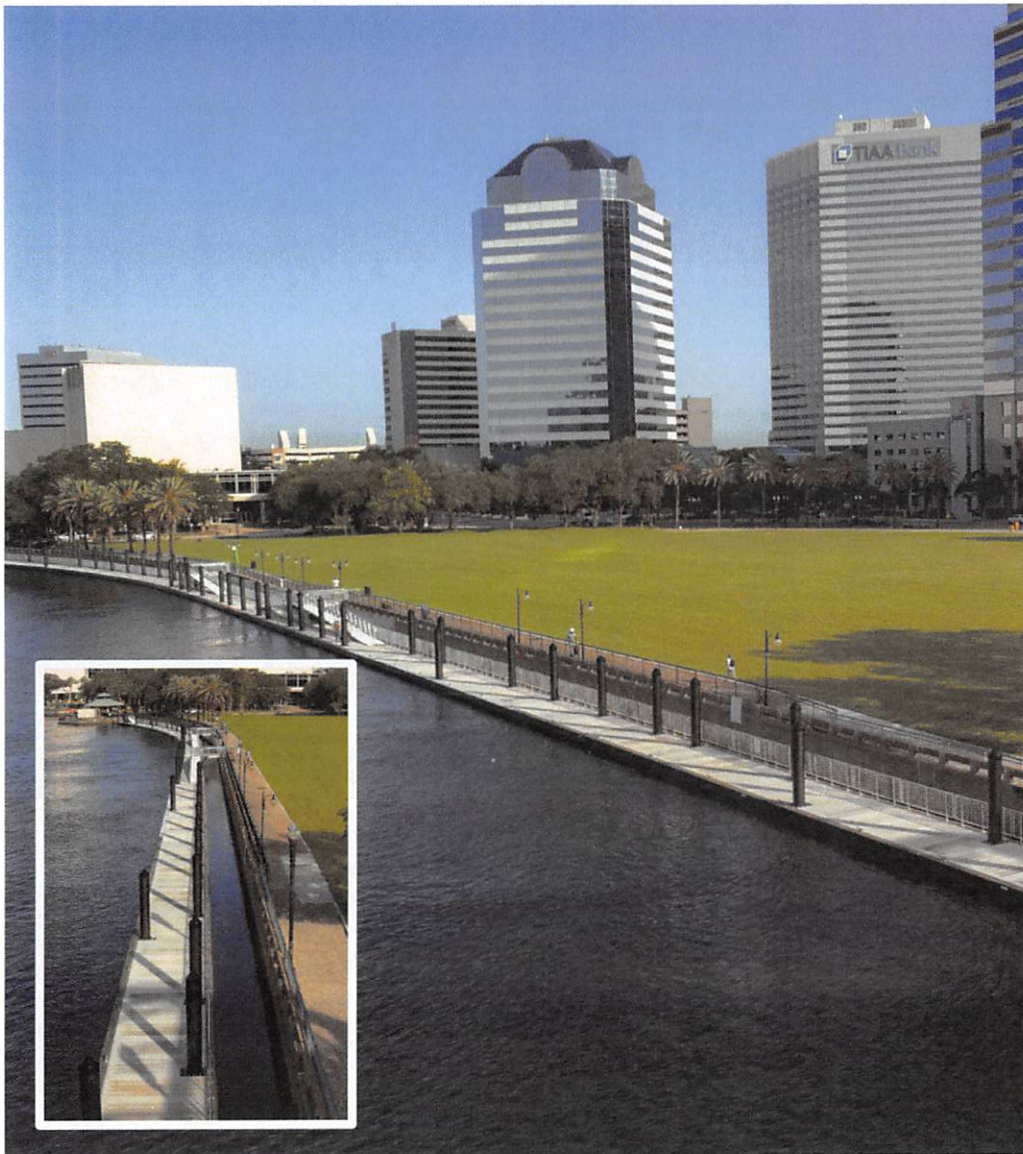
- **TUCPA: Under Construction; Expected Completion December 2021**
- **Landing: In Design (60% complete); on hold pending Riverfront Plaza design**
- **CSX: Future Project; No Design Plans Yet**
- **East of Main St.: Future Project; No Design Plans Yet**

Scope

Replacement of deteriorating bulkheads

Investment

\$4,000,000/year (FY 20-21, FY 21-22, FY 22-23, FY 24-25)



Northbank Floating Dock

Riverfront Plaza

Status

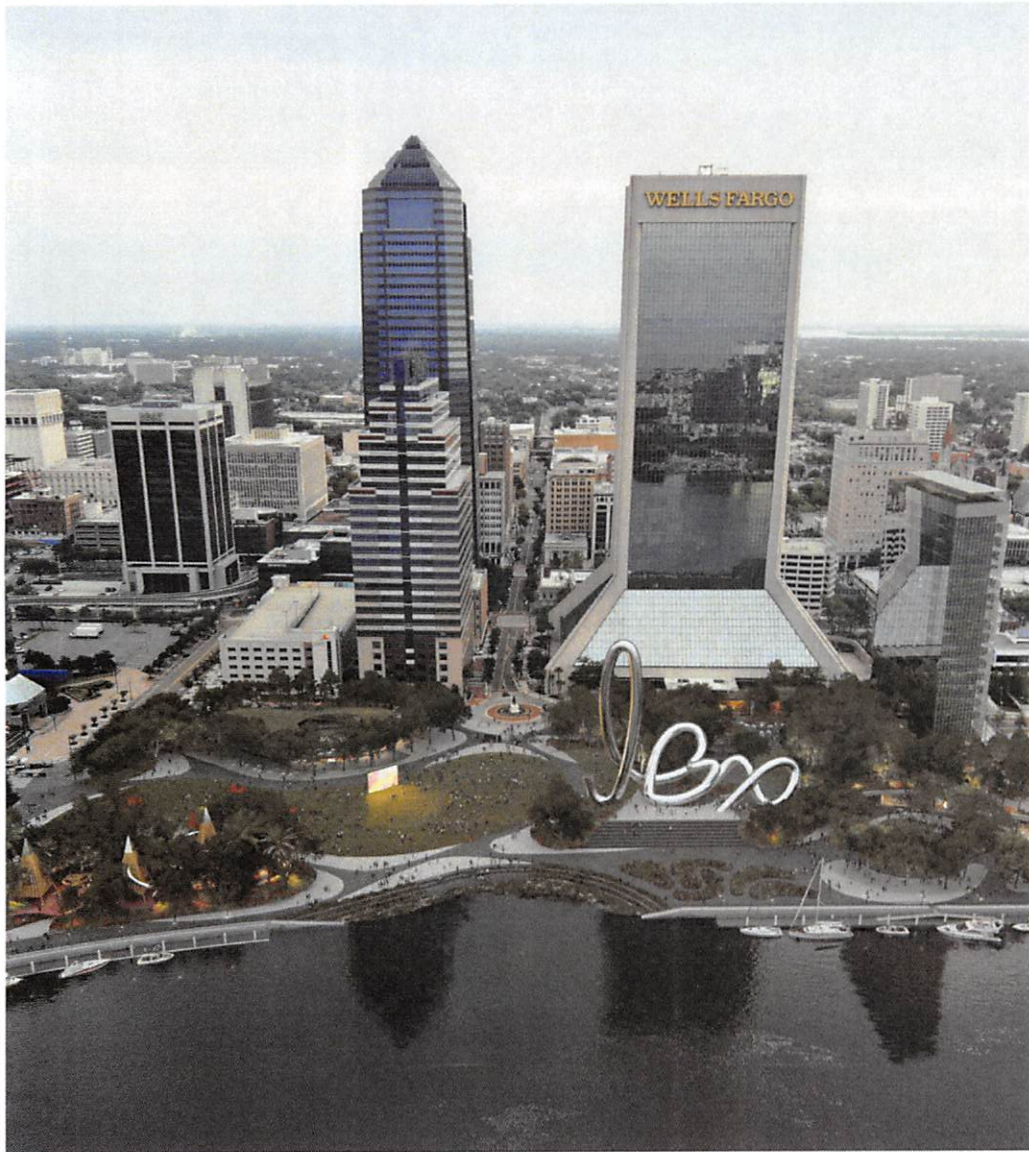
- **Riverfront Plaza: Complete (2021)**
- **TUCPA: To be installed following completion of current TUCPA bulkhead project**

Scope

- New floating dock at Riverfront Plaza (FKA The Landing)
- New floating dock at Times Union Center for the Performing Arts (TUCPA)

Investment

\$3.8 Million



Riverfront Plaza (*FKA The Landing*)

2 W. Independent Dr., Jacksonville, FL 32202

Status

- DIA currently negotiating scope and fee with Perkins&Will
- Estimated Commencement: January 2023
- Estimated Completion: January 2024

Scope

- Perkins&Will design team was named winner of the Riverfront Plaza (*FKA The Landing*) Design Competition.
- The winning design – dubbed One Park Jax – boasts a central lawn, a destination play space, a river terrace, a park pavilion building, a hotel and sky garden, which includes outdoor dining options, a bike and pedestrian connection to the Main Street bridge, and an iconic sculpture situated atop civic stairs that is undeniably unique and authentic to Jacksonville.
- Two acres of the Riverfront Plaza space will be reserved for development.

Investment

TBD



Duval County Courthouse Lawn Art

501 W Adams St, Jacksonville, FL 32202

Status

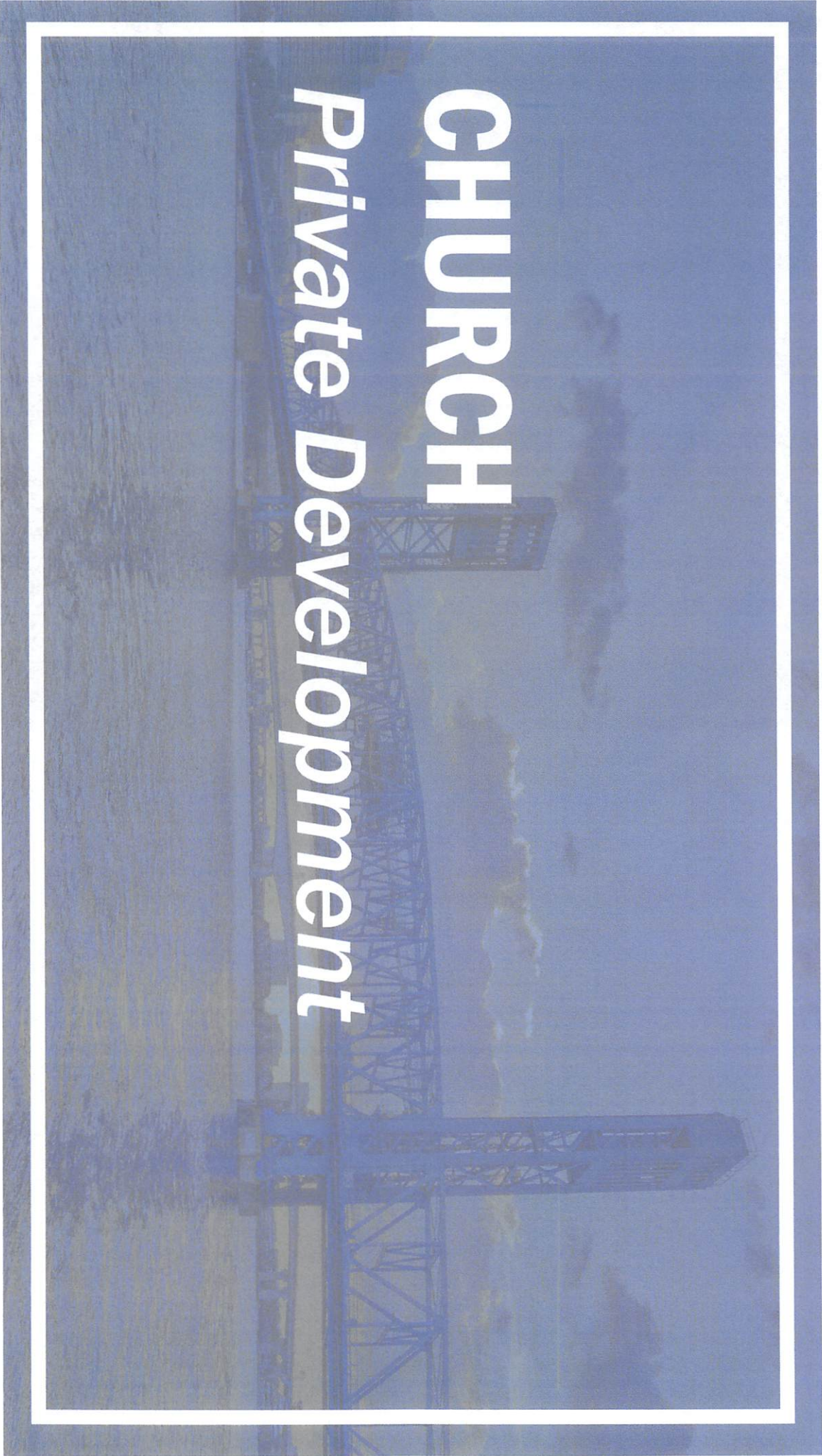
Winning sculptor and art project director, Cliff Garten, will construct and reveal his project during the City's bicentennial year and for the 10th anniversary of the Courthouse building

Scope

- *"These Truths, Voice of Jacksonville"* will feature two flowing ribbons of stainless steel to frame the entrance to our Courthouse.
- Those ribbons will also have writings from the foundational texts of our democracy and five local poets and authors engraved on its surface.
- These words will be illuminated at night, telling our story as a community, and our continued push toward justice and equality.
- Through the addition of this monumental public art installation, the three-acre lawn of the Courthouse will be transformed into an active urban park reflective of the values of our community.

Investment

\$500,000

The background of the slide is a photograph of a large bridge, likely the Tacoma Narrows Bridge, spanning a body of water. The image is heavily tinted with a blue color, giving it a monochromatic appearance. The bridge's steel truss structure is prominent, and the water below reflects the light. The sky is visible in the upper portion of the image, with some clouds. The entire slide is framed by a white border.


CHURCH


Private Development

CHURCH

LEGEND

 Private Development Project
Complete/Under Construction/In Review

 City Park Project

 City Infrastructure Project

PRIVATE DEVELOPMENT LEGEND

- 1 Porter House Mansion - Commercial
- 2 Ashley & Hogan Apartments - Residential Mixed-Use
- 3 Jones Brothers Furniture Building - Residential Mixed-Use

Hogan Street Cycle Track

Jacksonville

#1 on District Map



Porter House Mansion

510 Julia St., Jacksonville, FL 32202

Status

In Review

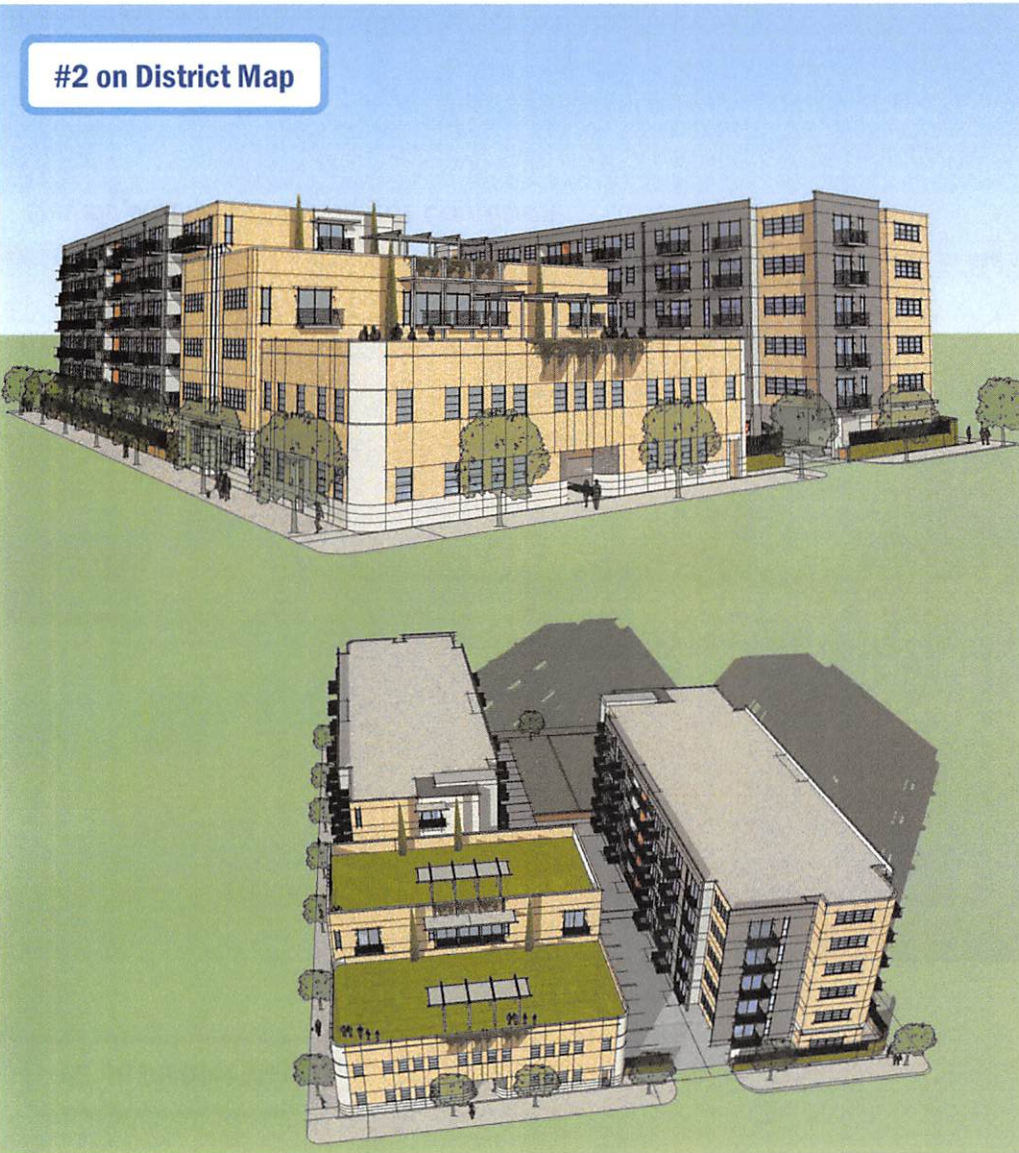
Scope

- Redevelopment plans for the project include a minimum of 4,300 sq. ft. of shell retail/restaurant space and 10,000 square feet of office space.
- Developer will be renovating floors 1-3, approximately 10,000 square feet, for a single office user.
- The basement, approximately 4,300 square feet, will be renovated into a cold white shell for a future restaurant.
- Renovations include, but are not limited to, adding an ADA lift, replacement of an egress stairwell, interior ADA work, fire alarm, sprinkler system, interior bathroom remodel, siding repair, and paint.

Investment

\$3 Million

#2 on District Map



Ashley & Hogan Apartments

(Wiss Development)

Corner of Ashley St. & Hogan St.

Status

- **Proposed**
 - Site plans are complete.
 - The National Park Service is reviewing the historic buildings.
 - Developer could file for city incentives in 30 to 45 days.
 - Groundbreaking fourth quarter 2022 or first quarter 2023.

Scope

Mixed-use residential with about 185 apartments and 12,000 square feet of commercial retail space.

Investment

\$40-45 Million

#3 on District Map



Development Site – Current Condition

Jones Brothers Furniture Building

502, 520 and 524 N. Hogan St., Jacksonville, FL 32202

Status


- **Proposed**
 - Developers plan to submit the project for city historic incentives by the end of 2021 and seek a property tax rebate for the new construction.
 - Groundbreaking is expected in 2022.

Scope

- Historic renovation and new construction for about 100 market-rate residential units and about 10,000 square feet of retail/office space.
 - *Developers want to demolish the former Farah's Uptown Deli building at Hogan and Church Streets and build a six- to seven-story multi-family addition with about 60 apartments.*
 - *The seven-story, almost 38,000-square-foot Jones Bros. building, built in 1926, would have about 30 residential units.*

Investment

~\$30 Million




The background of the slide is a photograph of a large bridge spanning a body of water. The bridge has a complex steel truss structure. The image is covered with a semi-transparent blue overlay. The text is white and positioned in the upper right area of the slide.

CATHEDRAL

Private Development

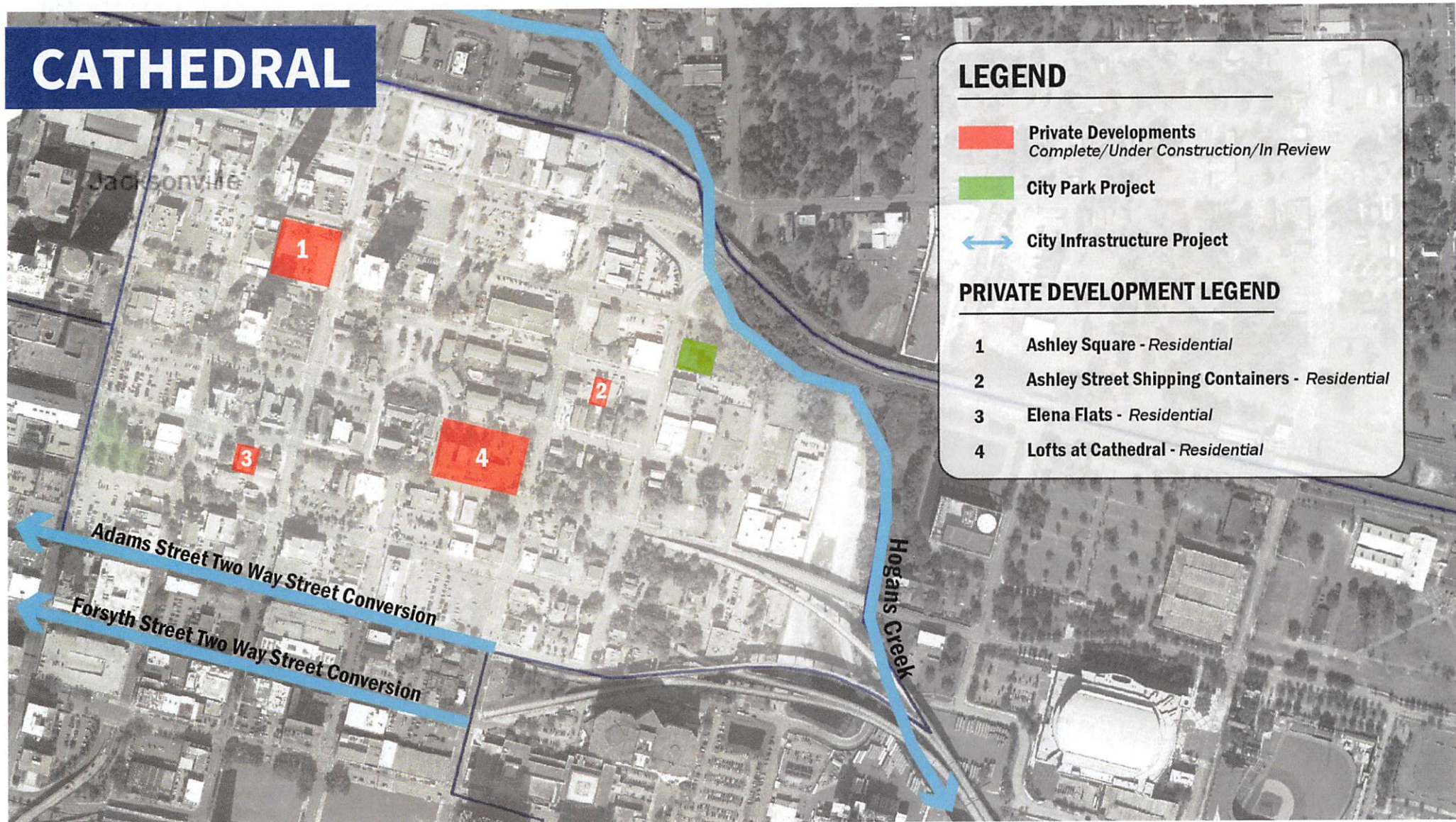
CATHEDRAL

LEGEND

-  Private Developments
Complete/Under Construction/In Review
-  City Park Project
-  City Infrastructure Project

PRIVATE DEVELOPMENT LEGEND

- 1 Ashley Square - Residential
- 2 Ashley Street Shipping Containers - Residential
- 3 Elena Flats - Residential
- 4 Lofts at Cathedral - Residential



#1 on District Map



Ashley Square Senior Housing

The Intersection of Ashley and Newnan Streets

Status

- **Under Construction**
- **Expected Completion: July 2022**

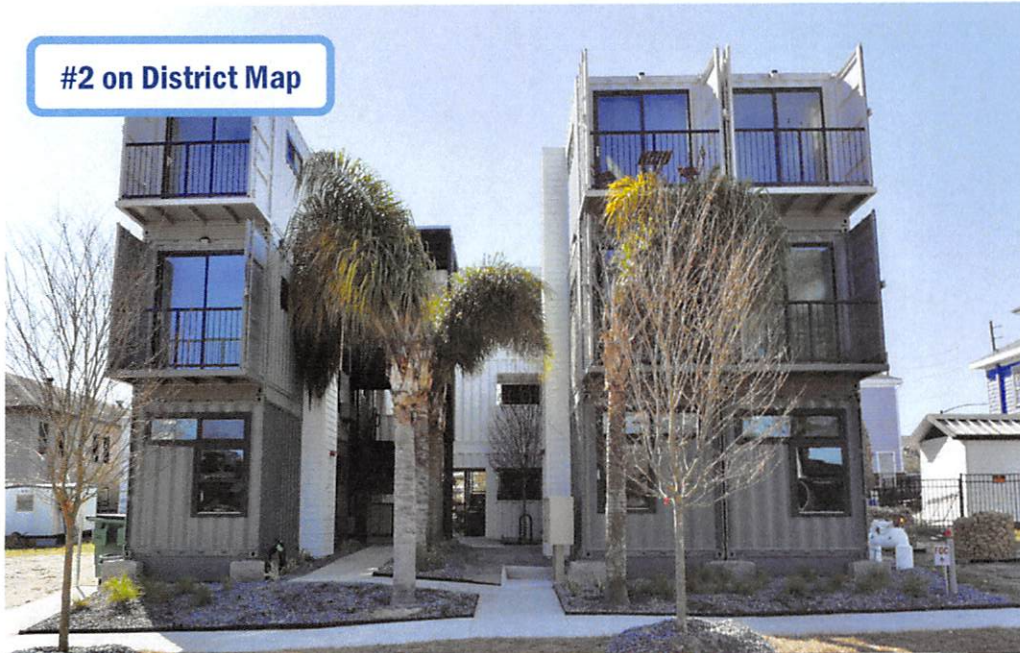
Scope

- Six-story senior housing community
- Convert a 1.03-acre parking lot into 96 one-bedroom, 650-square-foot units and 24 two-bedroom, 900-square-foot units.
- The site plan also calls for a 160-space, ground-level parking garage with the apartments built above it.

Investment

\$15 Million

#2 on District Map



Ashley Street Shipping Containers

412 Ashley St., Jacksonville, FL 32202

Status

Complete; Opened 2020

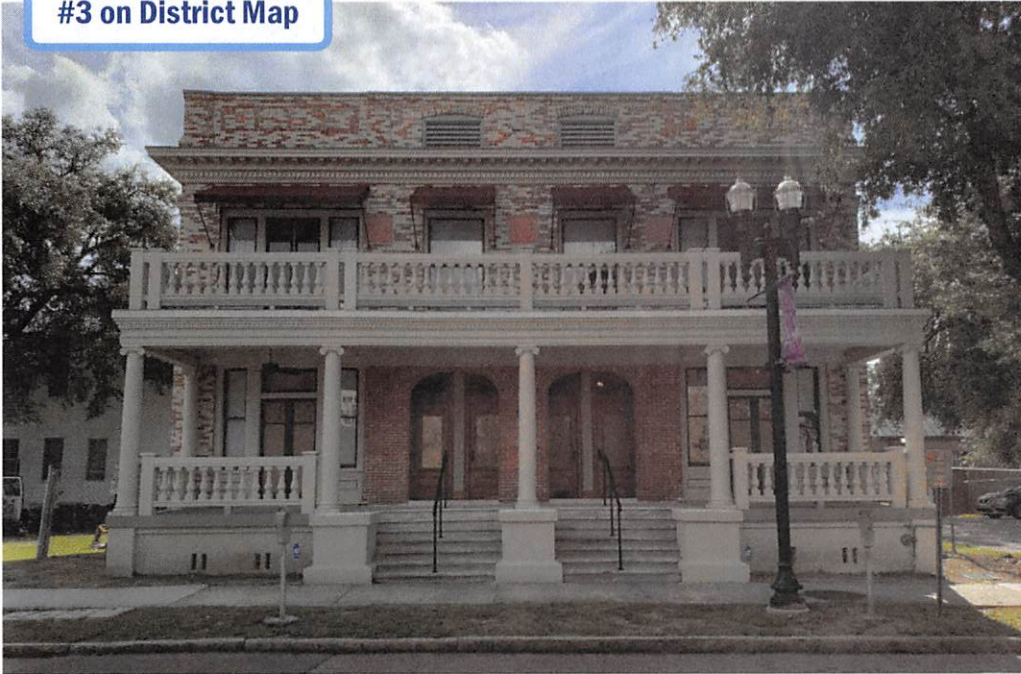
Scope

- 18 multi-family units
- Rents for the roughly 320-square-foot studio apartments will start at \$550.

Investment

\$1.2 Million

#3 on District Map



Elena Flats

122 E. Duval St, Jacksonville, FL 32202

Status

Complete; Opened 2020

Scope

- Elena Flats originally opened about 1909 with four apartments after the Great Fire of 1901 destroyed much of Downtown.
- In its 109 years, uses ranged from a boarding house to a 25-unit rooming house to nothing but a vacant, deteriorating building.
- It came close to demolition for use as a parking lot, but it's been recently restored to offer four luxury apartments to be rented for about \$2,500 a month.

Investment

\$2.8 Million



#4 on District Map



Lofts at Cathedral

325-327 Duval St., Jacksonville, FL 32202

Status

In Review

DIA Incentive

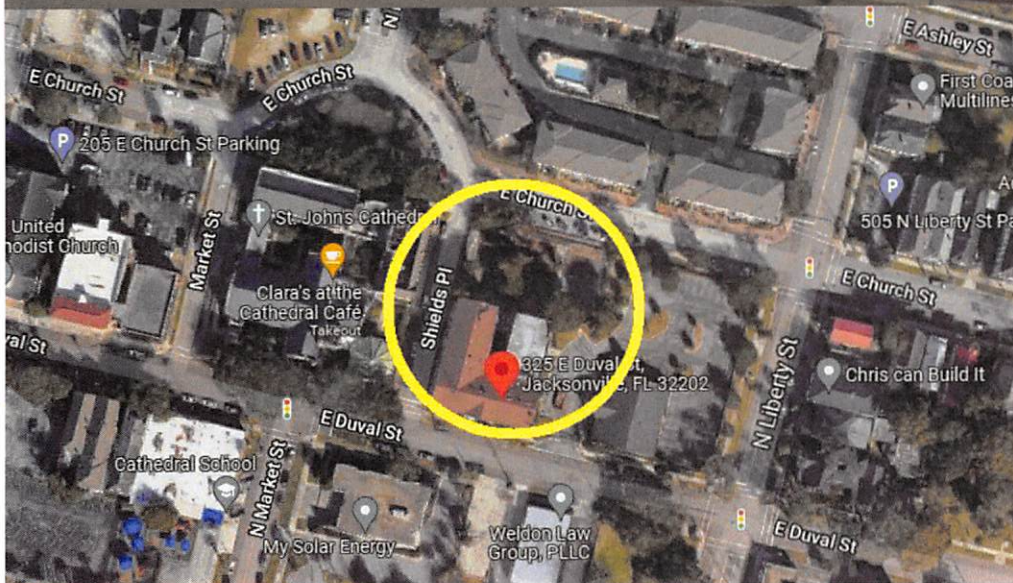
\$625,000 Economic Development Loan
(Future DPRP Request of \$400,000 to \$1,025,000)

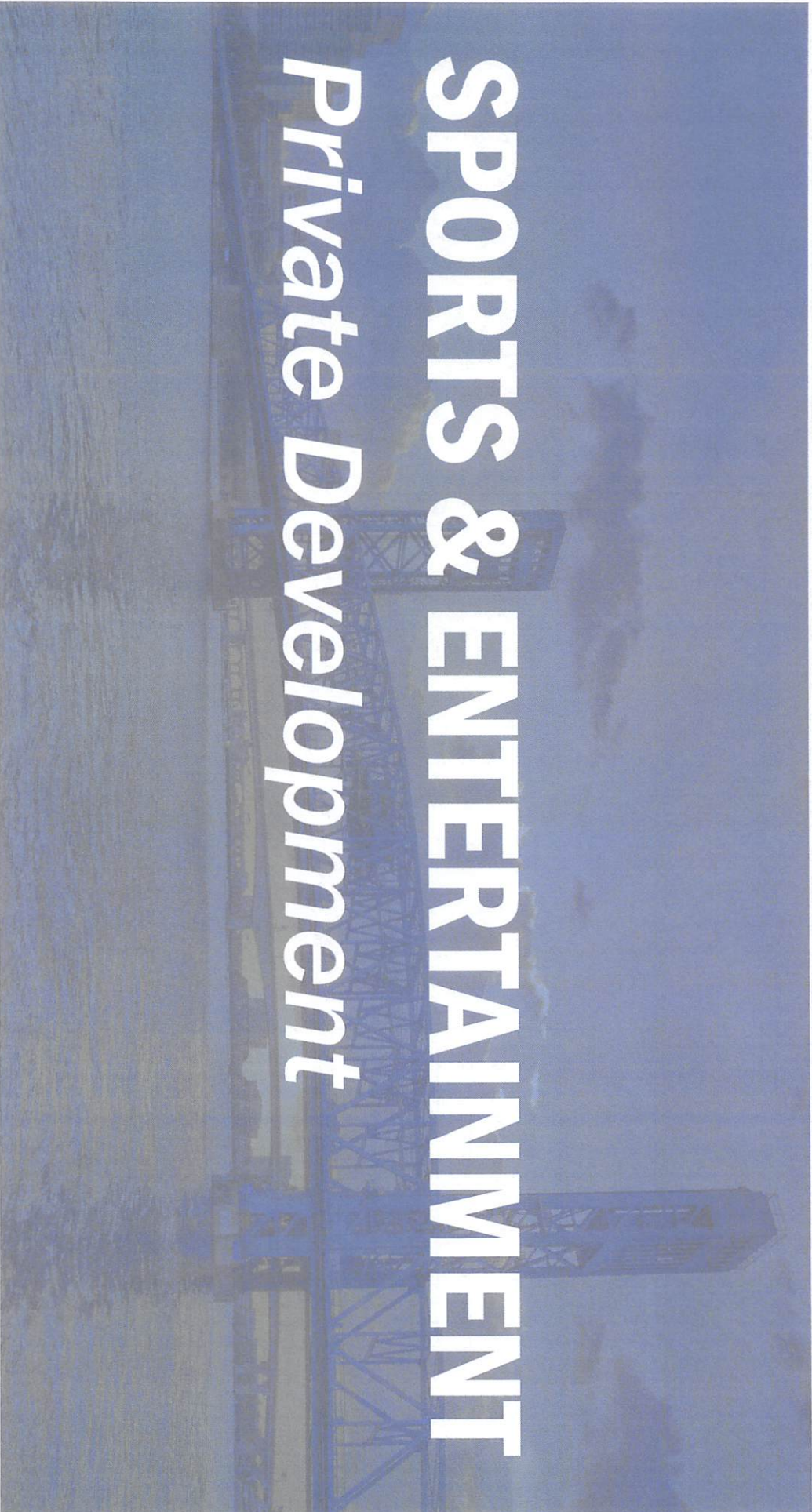
Scope

- 120 multi-family, affordable housing units

Investment

\$28.7 Million





SPORTS & ENTERTAINMENT

Private Development

SPORTS & ENTERTAINMENT

LEGEND

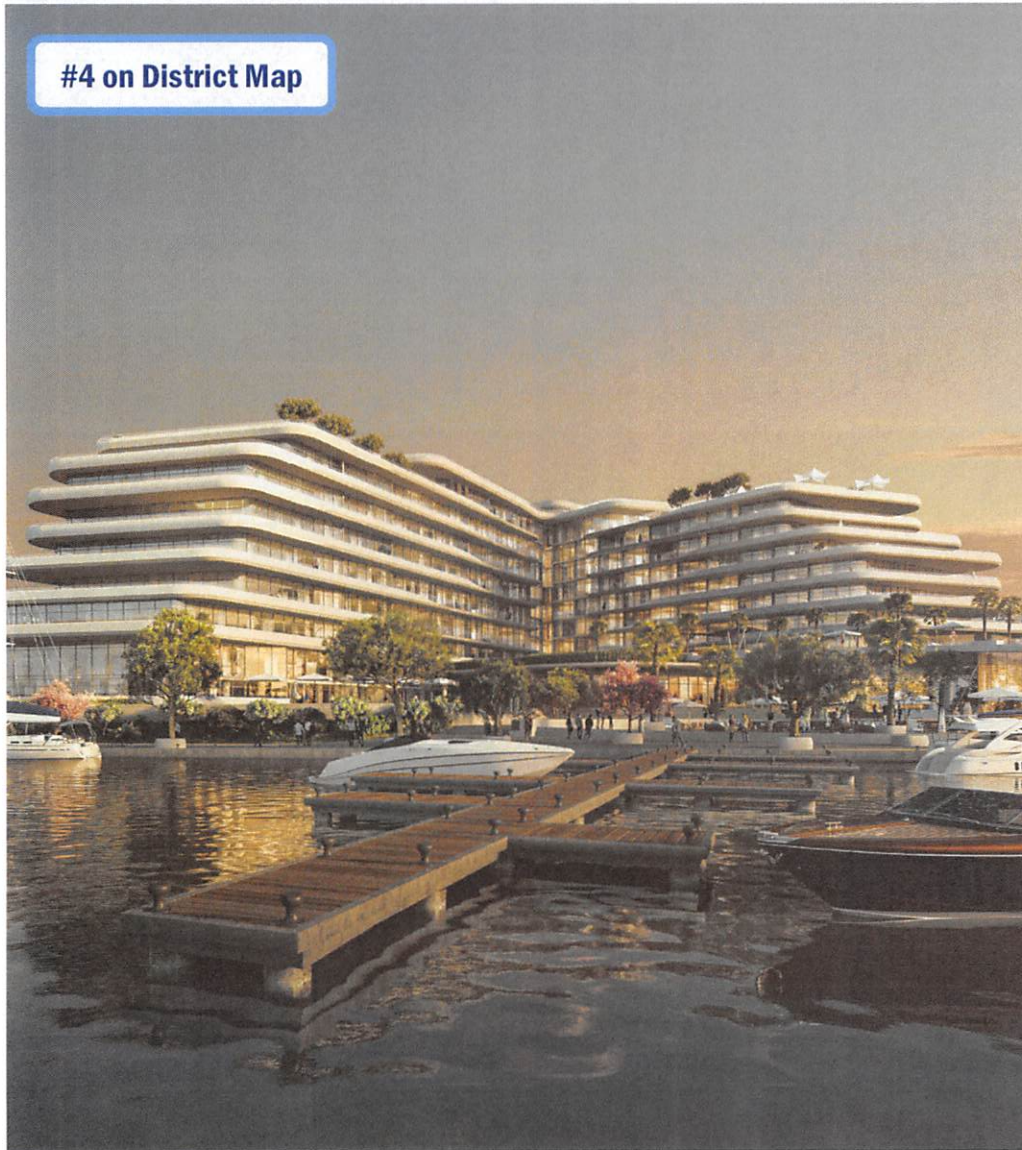
- Private Development Project
Complete/Under Construction/In Review
- City Park Project
- ↔ City Infrastructure Project

PRIVATE DEVELOPMENT LEGEND

- 1 USS Orleck - Commercial (Museum)
- 2 Doro - Residential
- 3 MOSH - Commercial (Museum)
- 4 Iguana Four Seasons - Hotel & Commercial Mixed-Use



#4 on District Map



Iguana Four Seasons

1406 Gator Bowl Blvd

5.82+/- acres portion of RE# 130572-0100 referred to as Kids Kampus

Status

- Legislation filed w/ City Council 9/8/21 (2021-673)
- Closing: first quarter 2022
- Commencement: 2022
- Completion: 2025

DIA/COJ Incentives

\$87,000,000 (*hotel parcel, office parcel, REV grant, completion grant*)

Scope

- Five-star hotel comprised of 176 rooms, resort amenities (ie: spa, pool and meeting spaces)
- Residential condominiums comprised of 25 class A units
- 156,000 SF class A office tower
- City-owned Marina
- \$4 million donation to Met Park maintenance and programming

Investment

\$301,057,548

#2 on District Map



The Doro

102 A. Philip Randolph Blvd., Jacksonville, FL 32202

Status

- **Under Construction**
- **Expected Completion: 2023**

DIA/COJ Incentives

\$5,751,599.00 / 15-year REV Grant

First payment scheduled for May 2025 (for tax year 2024)

Scope

- Georgia-based Rise Properties LLC is constructing a 247-unit building with first floor retail, rooftop amenities and a 284-space garage and will be the first major multifamily residential property in the Sports & Entertainment district.
- A feature wall will incorporate materials and architectural features that were found on the original Doro building.
- The former Forsyth Street right-of-way adjacent to the site is expected to create a destination for outdoor social activities including markets, culture, and entertainment all year around.

Investment

\$65 Million

#1 on District Map



USS Orleck

750 Bay St. E

Shipyards West, Pier 1 (westernmost pier) adjacent to Berkman marina

Status

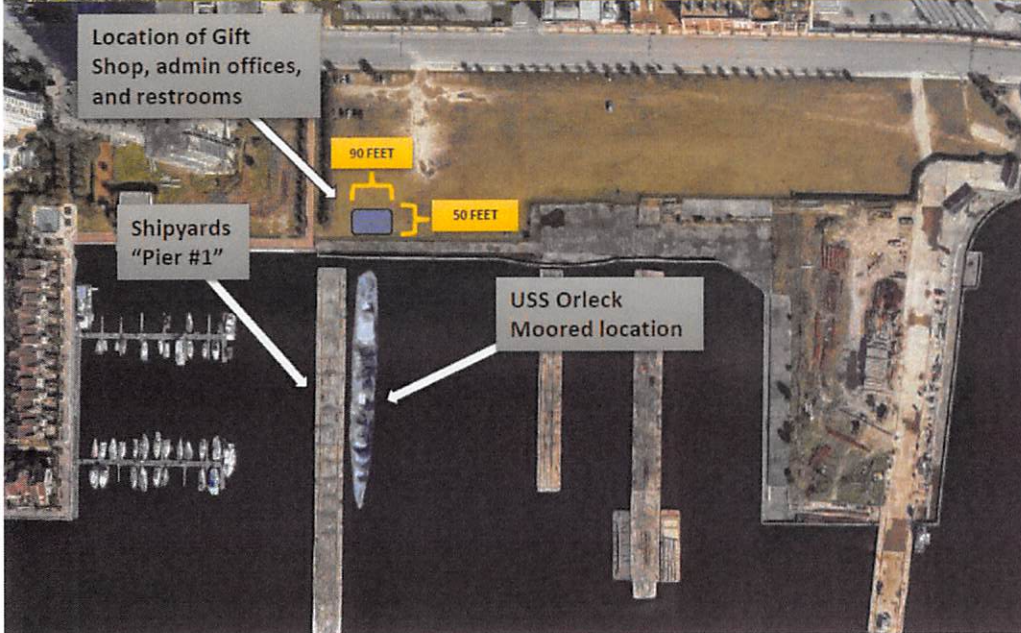
- City Council approved August 2021 (2021-358)
- Dry-dock inspection scheduled for November 1st
- Estimated arrival to Jax: late November/early December

Scope

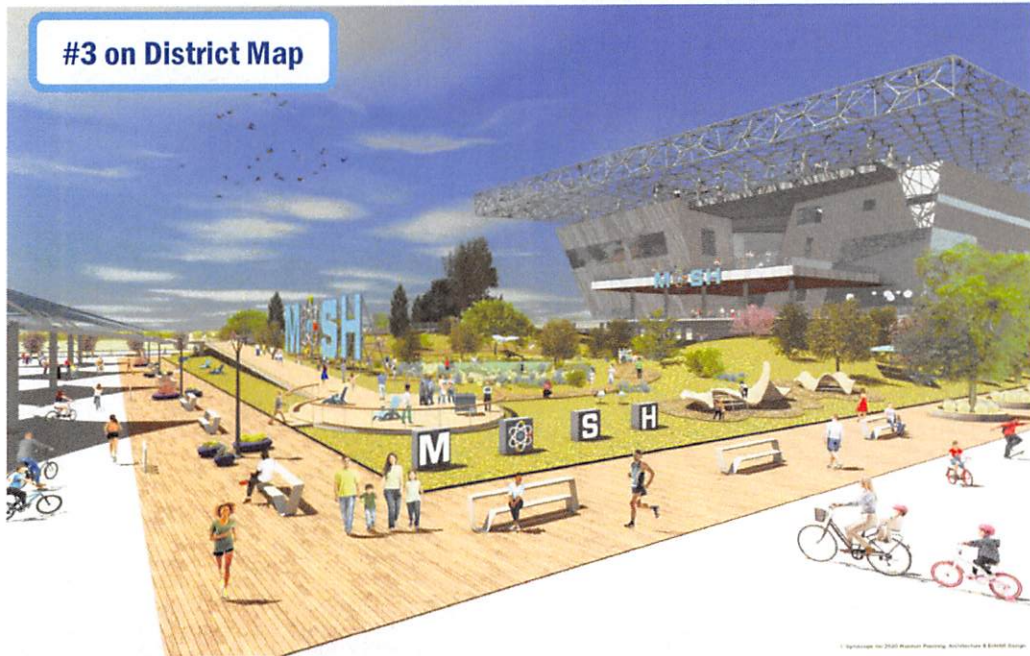
- USS Orleck (DD 886) museum ship will feature a US Navy Cold War experience managed and programmed by the Jacksonville Historic Naval Ship Association (JHNSA).
- Programming may include general museum visits/tours, scout troops/youth group sleepovers, conventions/reunions, school groups, etc. Project includes a temporary and mobile upland building which will house gift shop, admin offices and restrooms.

Investment

\$2.8 Million



#3 on District Map



MOSH Genesis

Northbank Shipyards

Status

In Review

Scope

MOSH announced plans to construct a new 120,000 SF museum on the Shipyards property with offerings including a walk-through aquifer exhibit and a water quality bio-lab.

Investment

\$85 Million



The background of the slide is a photograph of a large bridge with a blue steel truss structure spanning a body of water. The sky is a pale blue with some light clouds. The text is overlaid on this image.

SPORTS & ENTERTAINMENT

*Public Infrastructure that is
stimulating private investment*

SPORTS & ENTERTAINMENT

LEGEND

-  Private Development Project
Complete/Under Construction/In Review
-  City Park Project
-  City Infrastructure Project

PRIVATE DEVELOPMENT LEGEND

- 1 USS Orleck - Commercial (Museum)
- 2 Doro - Residential
- 3 MOSH - Commercial (Museum)
- 4 Iguana Four Seasons - Hotel & Commercial Mixed-Use





Shipyards West Park

750 Bay St. E
"Shipyards West" Parcel

Status

- Conceptual Plan in Progress
- Final report by Jessie Ball duPont Fund & Team: October 19, 2021
- Anticipated RFP: October/November 2021

Scope

- Jessie Ball duPont fund currently undertaking Riverfront Parks Study (dubbed Activating Jacksonville's Riverfront).
- Project partners include DVDL, WXT, JLP+D, Groundwork Jacksonville
- Team is working closely with the DIA to envision options for the Shipyards property, and the team has developed a conceptual space plan that focus on connectivity, parks, activations, and interactions with the water.

Investment

TBD



Northbank Riverwalk Extension

750 Bay St. E

Shipyards Parcels between Catherine Street and Met Park

Status

1. First segments will be completed with a new park between Catherine Street and Hogans Creek in 2023
2. Section in front of potential MOSH site estimated completion in 2024
3. Replacement of Kids Kampus section pending approval of Four Seasons (2023-24)

Scope

- Extend Riverwalk from Catherine Street to Met Park.
- Once complete, the Northbank Riverwalk will connect Brooklyn to the Sports & Entertainment District.

Investment

TBD



Hogans Creek Stream Restoration

Begins: Behind the S-Line near 12th Street

Ends: At the St. Johns River

Status

- **Hogans Creek Restoration and Trail Conceptual Design currently underway and funded by Groundwork Jacksonville (\$600,000).**
- **Conceptual Design completion in first quarter 2022.**

Scope

- Improve flooding and water quality
- Create habitat for fish and wildlife
- Increase resiliency
- Provide access and recreational amenities
- Connect neighborhoods with trail

Investment

TBD



Hogans Creek to Riverwalk

Begins: FSCJ Downtown

Ends: Northbank Riverwalk at Newnan Street

Status

- **Not started - Trail design and construction will be part of the Hogans Creek Stream Restoration Improvements.**
- **Expected project length is 4 to 5 years.**

Scope

East of Main Street, this segment will extend the Hogan's Creek Greenway along the creek corridor to the south of Duval Street where the segment will create a loop connection on the east side of downtown with the Northbank Riverwalk and the TIAA Bank Field, Veterans Memorial Arena, and Baseball Grounds of Jacksonville sports venues.

Investment

\$17,330,000 (trail design and construction only)



U2C/Bay Street Innovation Corridor

Bay Street

Status


- JTA selected Balfour Beatty Vision 2 Reality (V2R) team August 2021 to design Bay Street Innovation Corridor
- Estimated Commencement: 2022
- Estimated Completion: 2025

Scope

- This collaboration with the City, North Florida TPO, JEA and JAX Chamber will create a national model for the deployment of autonomous vehicles.
- The existing Skyway will be converted and smart technologies such as dynamic signals, connected intersections, integrated data exchange, pedestrian sensors, flood warning sensors and power consumption reduction will be installed.

Investment

\$350 Million

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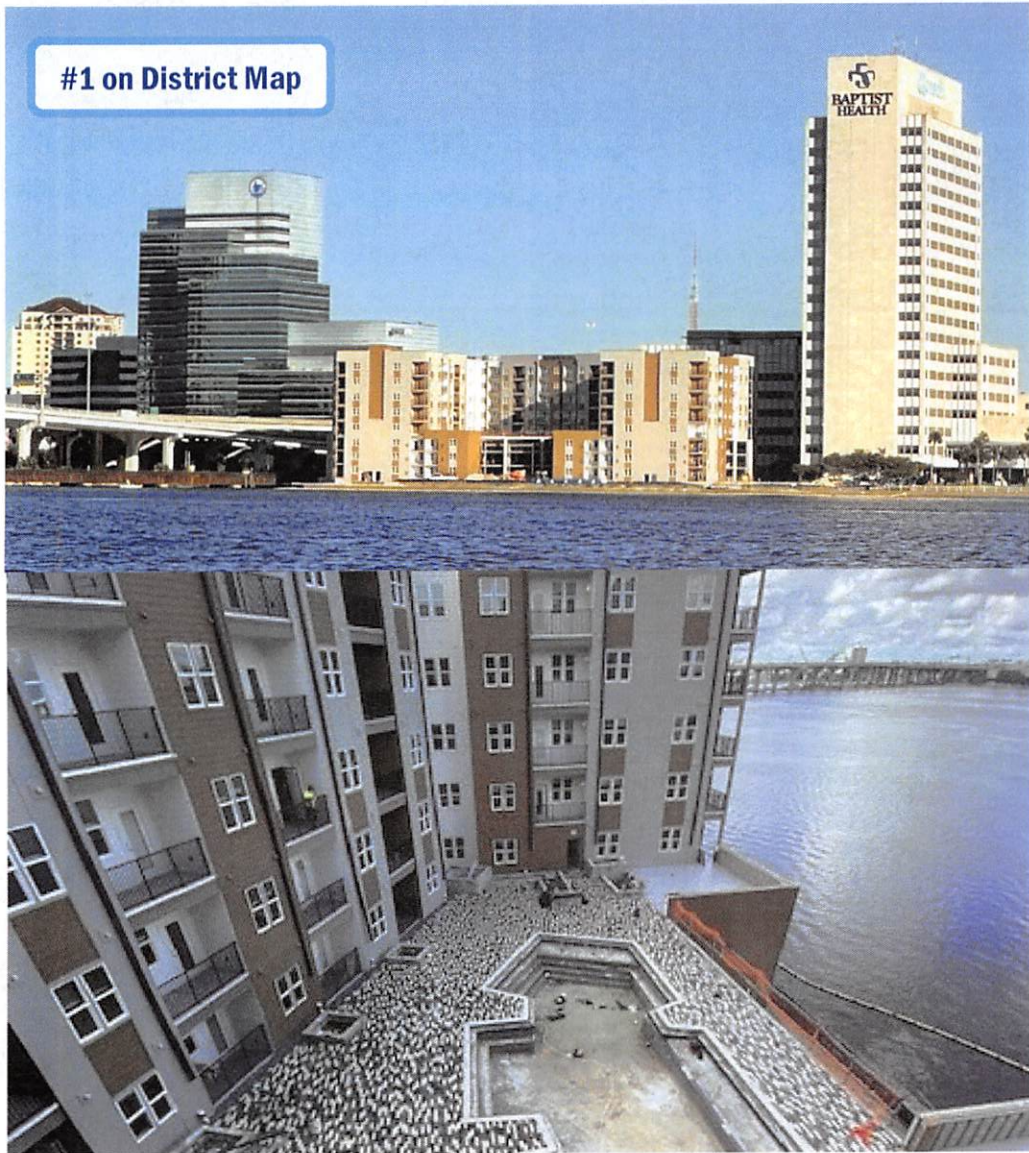
SOUTHBANK

Private Development

SOUTHBANK



#1 on District Map



The Southerly

Prudential Drive, Jacksonville, FL 32207 (adjacent to Aetna building)

Status

- Under Construction
- Expected Completion Date: March 2023

DIA Incentive

- \$7,810,000 REV Grant

Scope

- 185 residential rental units
- New 20' wide multi-use path to be provided that connects to an expanded Riverwalk.
- Both the Riverwalk and multi-use path are going to be designed and constructed by the Developer for the public benefit.

Investment

\$37 Million

#2 on District Map



RD River City Brewing Apartments

835 Museum Circle, Jacksonville, FL 32207

Status

- Received City Council Approval June 2021 (2021-253)
- Estimated Commencement: 2022
- Estimated Completion: 2025

DIA Incentive

- \$12,996,885 / 20-year REV Grant
First payment scheduled for May 2027 (for tax year 2026)
- Restaurant Completion Grant equal to the lesser of \$500,000.00 or the Direct Costs of the Restaurant Improvements
- Infrastructure Grant equal to the lesser of \$500,000.00 or the Direct Costs incurred by Developer to address unsuitable soil conditions
- City riverfront land (3.4 acres) to be sold for \$1

Scope

- 325-unit, multi-family property located on the riverfront of Downtown's Southbank and will include two rooftop lounges for residents, a restaurant open to the public and a ship's store to serve the boat ramp and marina.
- 20 out of 29 the marina slips will be made available for public transient use. The nine remaining slips will be used at the discretion of marina management, and the option to rebuild additional dockage will remain open.

Investment

\$85 Million



#3 on District Map

SoBA

1444 Home Street, Jacksonville, FL 32207

Status

Complete; Opened 2019

DIA Incentive

\$2.3 million REV Grant

First payment made May 2021

Scope

- This rental apartment facility includes 143 residential rental units offering one, two, and three-bedroom apartment homes with open-concept floor plans and sophisticated finishes.
- Resident amenities feature a vibrant pool with semi-private cabanas, 24-hour fitness club, grand clubroom with co-working spaces; plus, as a pet-friendly community, SoBA offers a self-service dog grooming spa.

Investment

\$24 Million





#4 on District Map

Broadstone River House

1655 Prudential Dr, Jacksonville, FL 32207

Status

Complete; Opened 2019

Scope

- This six-story, 264-unit apartment complex offering studio, one-, two- and three-bedroom units.
- The complex consists of two residential buildings, one fronting the St. Johns River and another fronting Prudential Drive.
- Community amenities include a pool, courtyard, game areas, a social clubroom, billiards lounge, pet-grooming spa, and a health club that will feature yoga and spin studios as well as top-grade fitness equipment.

Investment

\$26.6 Million



#5 on District Map

RiversEdge: Life on the St. Johns

0 Broadcast Place, Jacksonville, FL 32207

Status

- Infrastructure Under Construction
- Vertical Construction Expected to Commence 2022

DIA Incentive

\$56,025,000.00 / 20-year REV Grant

First payment scheduled to be made by May 15 of the year following the first year at least \$2 million of CDD improvements were assessed. (CDD constructing on behalf of City, \$23 million of public improvements with an additional \$600,000.00 of contingency funding available, if necessary.)

Scope

- Rivers Edge —with its vision for sustainable design—will encourage a healthy lifestyle and diversity.
- The development is slated to bring 950 residential units, 147 hotel rooms, 200,000 square feet of office space, 134,000 square feet of retail, a 125-slip marina and more than four acres of public park space to the long-vacant, 30-acre JEA site on Downtown's Southbank.

Investment

\$535 Million

September 2021
Bulkhead Under Construction



SOUTHBANK

*Public Infrastructure that is
stimulating private investment*

SOUTHBANK



LEGEND

■ Private Developments
Complete/Under Construction/In the Pipeline

■ City Park Project

↔ City Infrastructure Project

PRIVATE DEVELOPMENT LEGEND

- 1 The Southerly - Residential
- 2 RD River City Brewing - Residential
- 3 SoBA - Residential
- 4 Broadstone River House - Residential
- 5 RiversEdge - Residential Mixed-Use

St. Johns River Park/Friendship Fountain

1015 Museum Cir, Jacksonville, FL 32207

Status

- **Fountain Upgrades Underway**
- **Fountain Upgrades Expected Completion: Spring 2022**
- **Overall Park Work Completion: Fall 2022**

Scope

- Interactive node built around the theme of Exploring the St. Johns River
- Botanical garden
- Themed play park
- Splash pad
- Concessions
- Fountain upgrades, including fully functional dancing jets choreographed to music and lights

Investment

~8.8 Million



St. Johns River Park/Friendship Fountain Node Inspiration

Southbank Riverwalk Extensions *to be built by others*

Various Locations

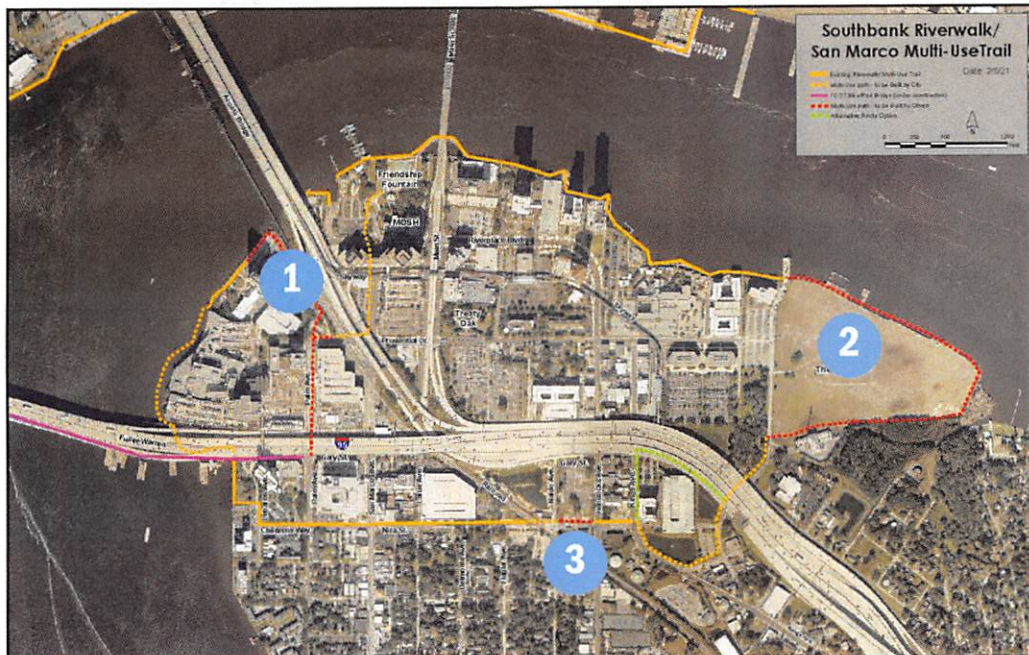
Status

Multi-Use Path *(to be built by others)*

1. **Southerly: Under Construction** *(as part of The Southerly development; adjacent to Acosta Bridge)*
Expected Completion Date: March 2023
2. **RiversEdge/FKA The District** *(work to be done by The District Community Development District and funded by the Southside Community Redevelopment Area)*
\$1.8 Million Investment by the Southside CRA
Expected Construction Commencement: 2022
3. **1230 Hendricks Ave: Under Construction**
Riverwalk extension construction required as part of PUD terms

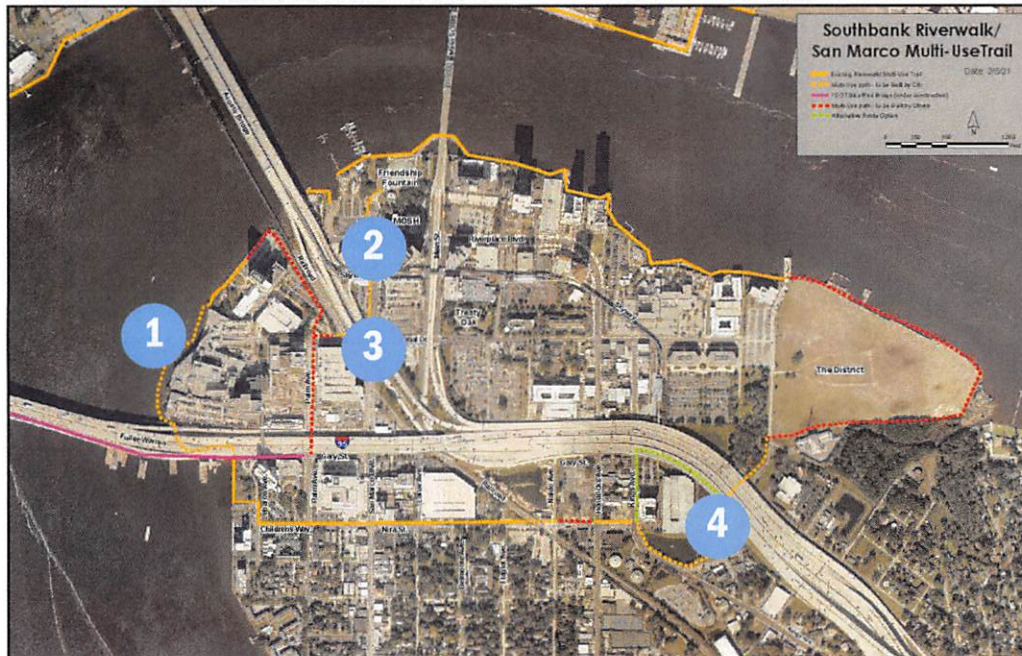
Scope

- Design and construction to extend the Southbank Riverwalk to include amenities such as pavers, benches, and other amenities.



Southbank Riverwalk Extensions & Overland Loop – to be built by City

Various Locations



Status

Multi-Use Path (to be built by City)

1. **Baptist: 100% Design Complete**
(in front of Baptist Medical; adjacent to Fuller Warren Bridge)
Estimated Construction Commencement: Unknown; probable construction cost of \$14.4 million is over budget.
2. **San Marco Blvd to Prudential Dr: In Discussion with FDOT**
3. **FEC Railroad Crossing: Under Contract**
4. **Kings Ave to RiversEdge: TBD**

Scope

- Design and construction to extend the Southbank Riverwalk to include amenities such as pavers, benches, and other amenities.
- Complete an overland multi-use loop trail that is aesthetically integrated with the Southbank Riverwalk.

Investment

\$7,500,000 (Baptist Portion – City funded)

\$300,000 (Overland Segments of Overland Loop – City funded)



New Docks – St. Johns River Park/Friendship Fountain

1015 Museum Cir, Jacksonville, FL 32207

Status

Complete (2020)

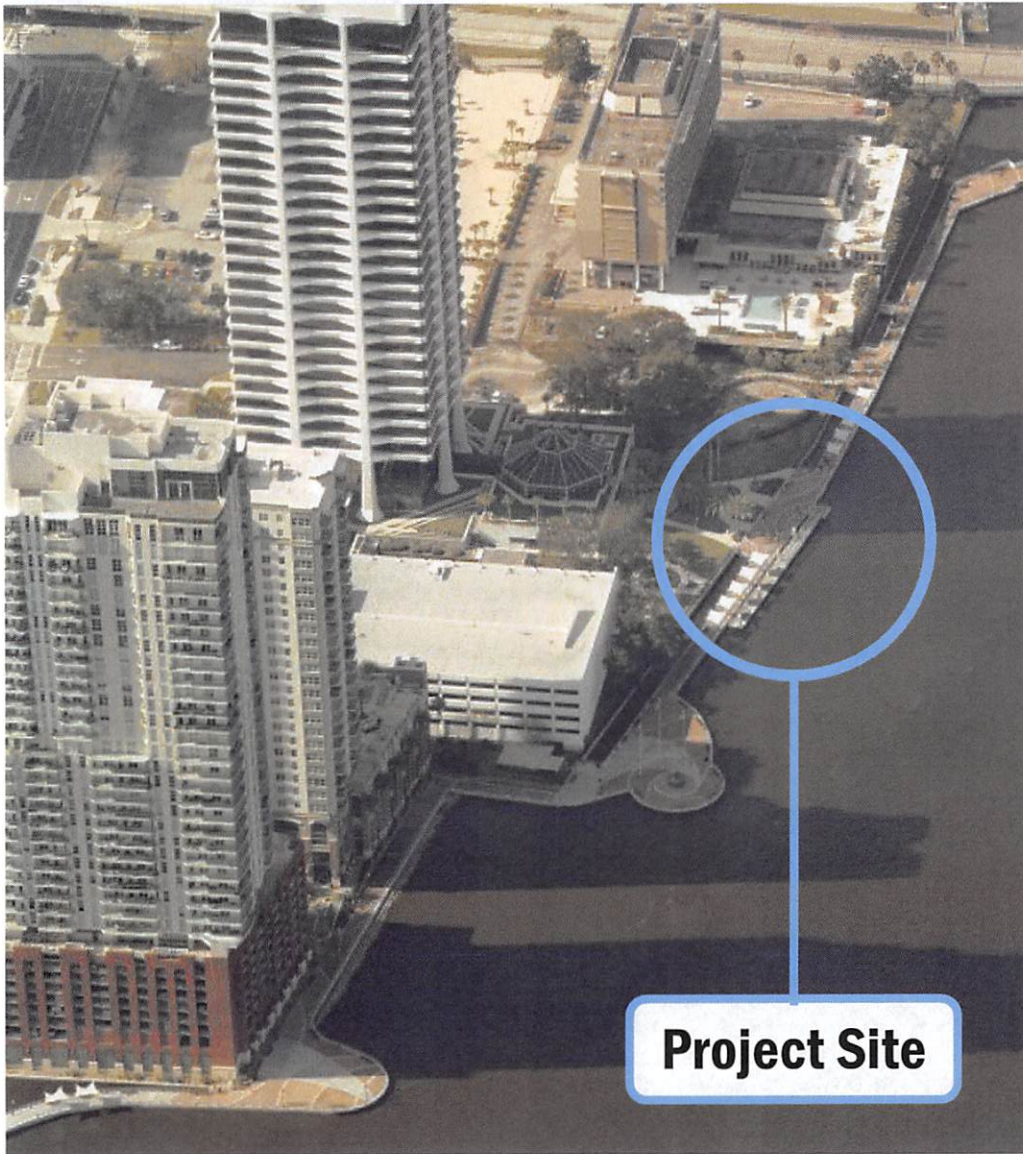
Scope

New floating docks at the St. Johns River Park/Friendship Fountain accessible via boat and water taxi.

Investment

\$500,000





Riverplace Tower Finger Piers

1301 Riverplace Blvd, Jacksonville, FL 32207

Status

- Under Construction
- Expected Completion Date: November 2021

Scope

In an effort to activate our waterways Downtown, this project will add additional floating dock to the existing water taxi dock on the Southbank Riverwalk at Riverplace Tower to provide docking space for private vessels on a first-come, first-serve basis.

Investment

\$1.2 Million



RiversEdge: Life on the St. Johns Park & Boardwalk

0 Broadcast Place, Jacksonville, FL 32207

Status

In Design

Scope

- More than four acres of public park spaces (central riverfront park, northeast park, northwest park, marshfront park, and boardwalk)
- Will be wellness themed and tell the story of Jacksonville's extraordinary medical facilities through art, exercise, gardens and interactive features

Investment

TBD



THANK YOU!

FOR MORE INFORMATION ON DOWNTOWN DEVELOPMENT, VISIT INVESTDTJAX.COM