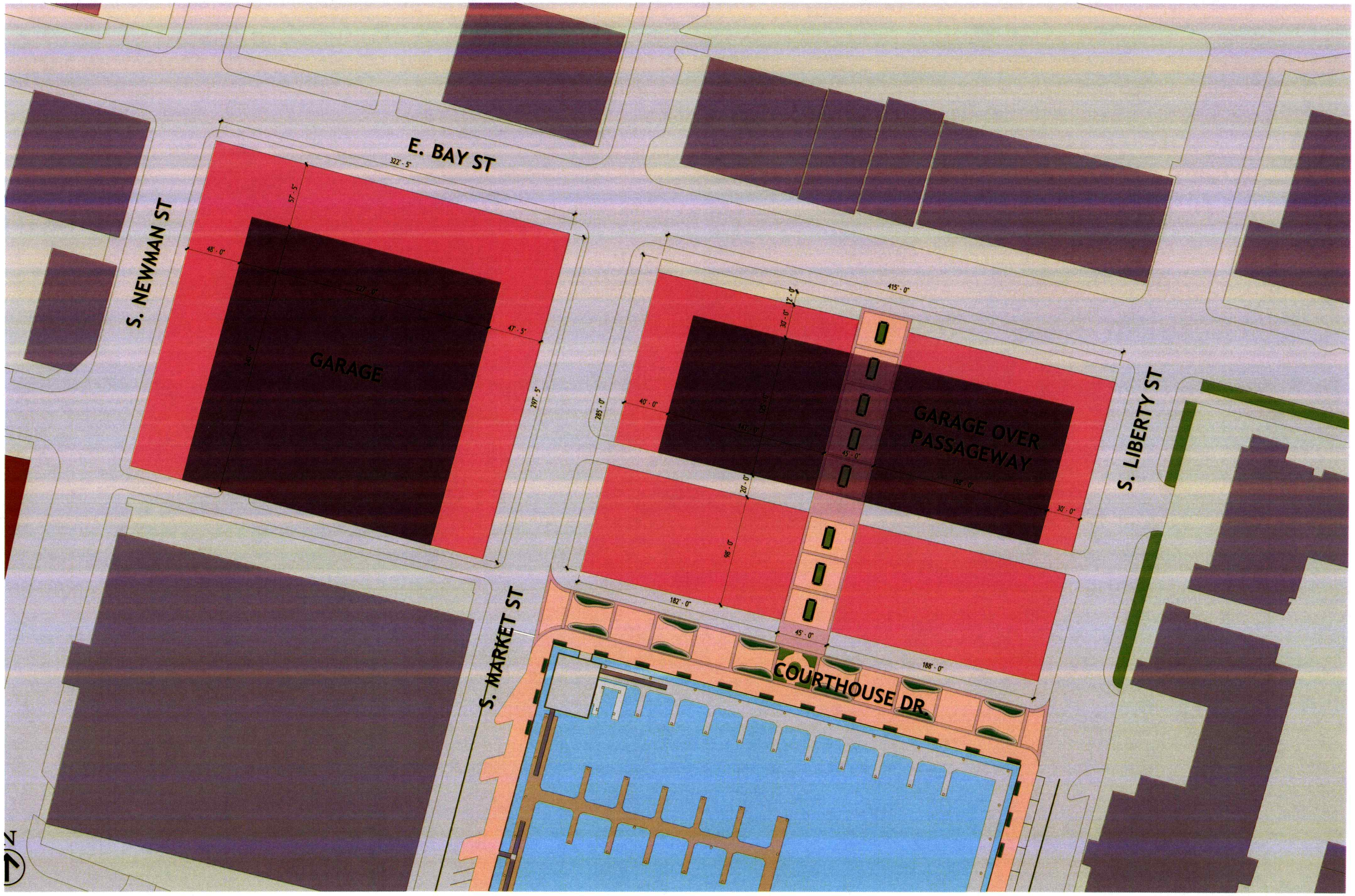
JAX MASSING STUDY - DRAFT
01/07/2025

SCHEME 1



- Residential- Apartments
- Residential- Condos
- Hotel
- Commercial
- Office/ Mixed Use

SCENARIO 1						
USES	Riverfront Block	% Of Riverfront Block	2nd Block	% Of 2nd Block	ALL BLOCKS	% OF OVERALL DEVELOPMENT
Retail	122,016	16%	28,980	9%	150,996	16%
Office	171,492	22%	144,900	45%	316,392	22%
Hotel	0	0%	149,580	46%	149,580	0%
Condo	234,740	31%	0	0%	234,740	31%
Apartments	234,740	31%	0	0%	234,740	31%
TOTAL (SF)	762,988	100%	323,460	100%	1,086,448	100%

SCENARIO 1 DEVELOPMENT APARTMENT & CONDO UNITS CACULATION											
Uses	Efficiency	Avg Unit Size (SF)	Riverfront Block			2nd Block			Combined Blocks Total		
			Riverfront Block (SF)	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use	2nd Block (SF)	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use	SF	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use
Condo	80%	1,500	234,740	125	45.9	0	0	0.0	234,740	125	24
Apartments	75%	1,100	234,740	160	58.7	0	0	0.0	234,740	160	31
Total			469,480	285	104.6	0	0	0.0	469,480	285	56

Riverfront Block (Acres)	2.7
2nd Block (Acres)	2.4

SCENARIO 1 DEVELOPMENT HOTEL KEYS CACULATION								
Uses	Efficiency	Avg Key Size (SF)	Riverfront Block		2nd Block		Combined Blocks Total	
			Riverfront Block (SF)	Sub-Total Keys	2nd Block (SF)	Sub-Total Keys	SF	Total Keys
Hotel	70%	350	0	0	149,580	299	149,580	299

SCENARIO 1 MINIMUM DEVELOPMENT PARKING REQUIREMENTS												
				Riverfront Block			2nd Block			Combined Blocks Total		
Use	Parking Req. Description	Numeric Value (sf)	Ratio	SF	Units/Keys	Parking Spaces	SF	Units/Keys	Parking Spaces	SF	Units/Keys	Parking Spaces
Retail	1 space/300 SF	300	0.003	122,016		407	28,980		97	150,996		503
Office	1 space/300 SF	300	0.003	171,492		572	144,900		483	316,392		1,055
Hotel	0.7 space/ rkey	0.7	0.700		0	0		299	209		299	209
Condo	1.5 space/ unit	1.5	0.667		125	83		0	0		125	83
Apartments	1.25 Space/ unit	1.25	1.25		160	200		0	0		160	200
TOTAL				293,508	285	1,262	173,880	299	789	467,388	584	2,051

SCENARIO 1 MINIMUM DEVELOPMENT PARKING	
Parking Type	# of Parking Spaces Provided
Off-Street (Riverfront Block Garage)	1,082
Off-Street (2nd Block Garage)	810
On-Street	189
TOTAL PARKING PROVIDED	2,081
Difference Btw Provided and Required	30

SCENARIO 1 PARKING GARAGE SPACE CALCULATOR							
Garage Type	SF/Space	Riverfront Block Garage SF	Riverfront Block Garage Spaces	2nd Block Garage SF	2n Block Garage Spaces	Total Garage SF	Total Garage Spaces
Comfortable 2-bay (125' x 335')	350	378,810	1,082	0	0	378,810	1,082
Comfortable 3-bay (185' x 335')	335	0	0	0	0	0	0
Constrained 2-bay (125' x 245')	380	0	0	307,692	810	307,692	810
Smallest feasible 2-bay (125' x 175')	420	0	0	0	0	0	0
Total		378,810	1,082	307,692	810	686,502	1,892

SCHEME 1

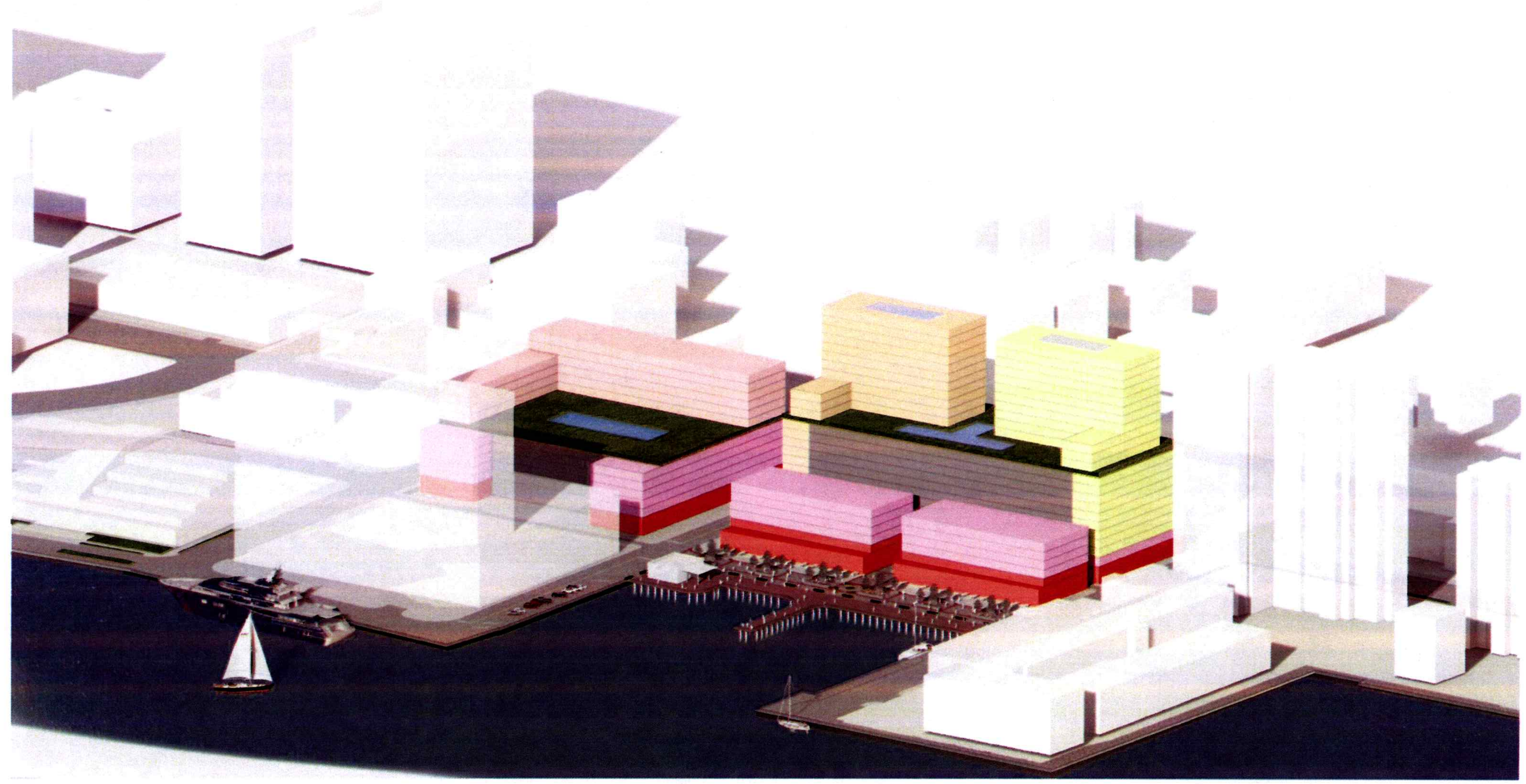
Residential- Apartments

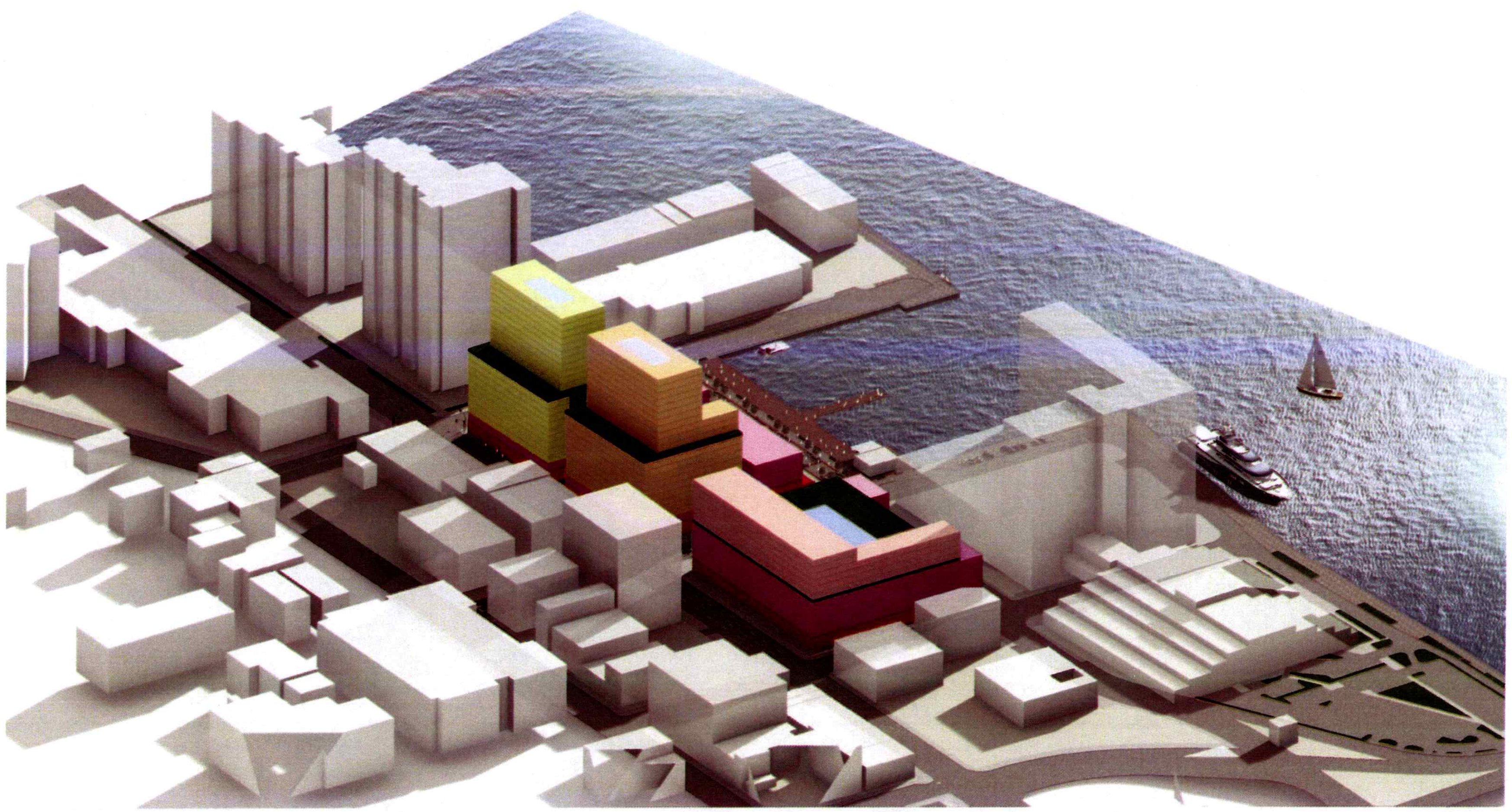
Residential- Condos

Hotel

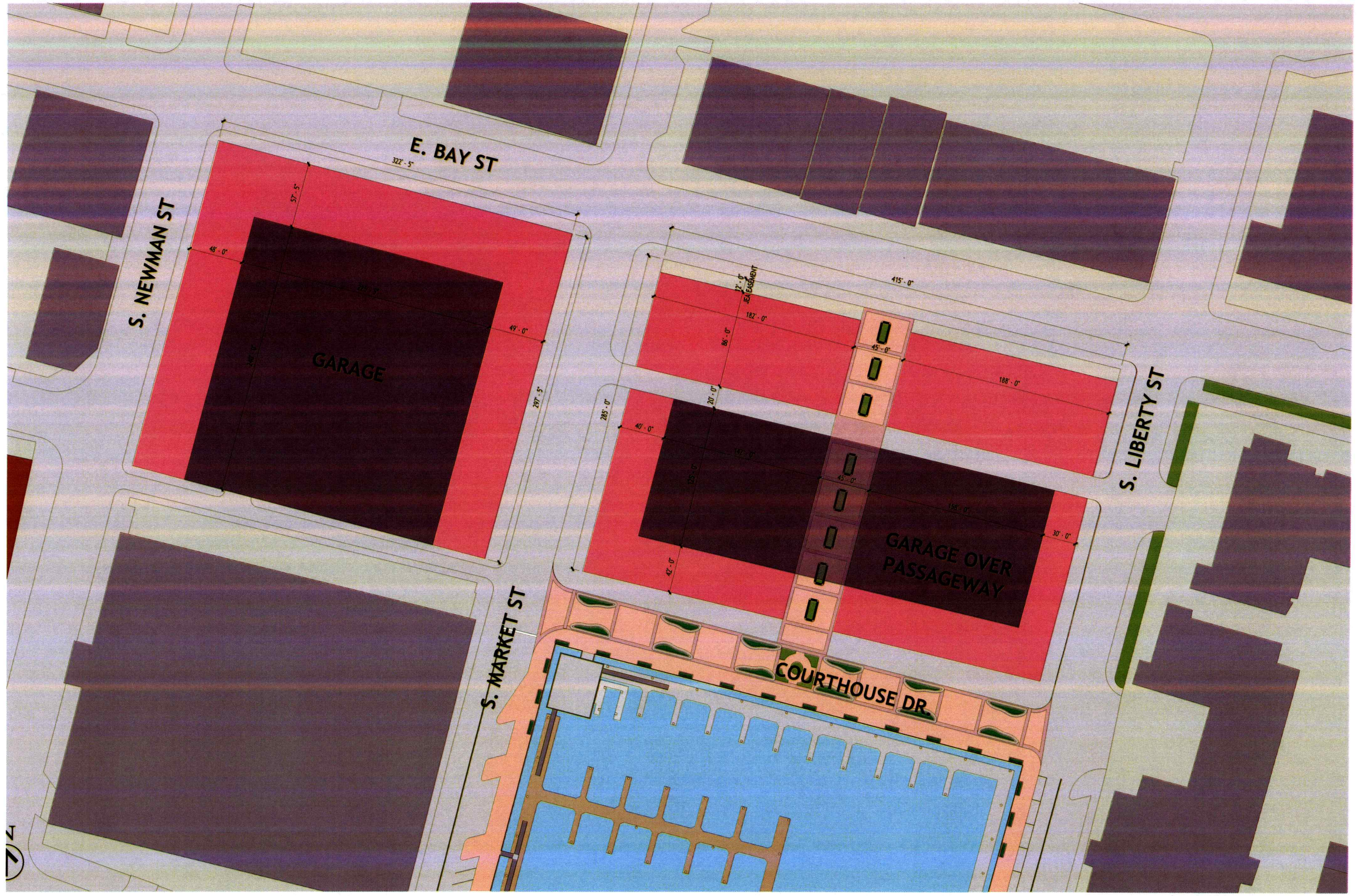
Commercial

Office/ Mixed Use





SCHEME 2



Residential- Apartments

Residential- Condos

Hotel

Commercial

Office/ Mixed Use

SCENARIO 2						
USES	Riverfront Block	% Of Riverfront Block	2nd Block	% Of 2nd Block	ALL BLOCKS	% OF OVERALL DEVELOPMENT
Retail	122,016	16%	36,288	7%	158,304	16%
Office	171,492	22%	181,440	37%	352,932	22%
Hotel	0	0%	267,680	55%	267,680	0%
Condo	234,740	31%	0	0%	234,740	31%
Apartments	234,740	31%	0	0%	234,740	31%
TOTAL (SF)	762,988	100%	485,408	100%	1,248,396	100%

SCENARIO 2 DEVELOPMENT APARTMENT & CONDO UNITS CACULATION											
Uses	Efficiency	Avg Unit Size (SF)	Riverfront Block			2nd Block			Combined Blocks Total		
			Riverfront Block (SF)	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use	2nd Block (SF)	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use	SF	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use
Condo	80%	1,500	234,740	125	45.9	0	0	0.0	234,740	125	24
Apartments	75%	1,100	234,740	160	58.7	0	0	0.0	234,740	160	31
Total			469,480	285	104.6	0	0	0.0	469,480	285	56

Riverfront Block (Acres)	2.7
2nd Block (Acres)	2.4

SCENARIO 2 DEVELOPMENT HOTEL KEYS CACULATION								
Uses	Efficiency	Avg Key Size (SF)	Riverfront Block		2nd Block		Combined Blocks Total	
			Riverfront Block (SF)	Sub-Total Keys	2nd Block (SF)	Sub-Total Keys	SF	Total Keys
Hotel	70%	350	0	0	267,680	535	267,680	535

SCENARIO 1 MINIMUM DEVELOPMENT PARKING REQUIREMENTS												
				Riverfront Block			2nd Block			Combined Blocks Total		
Use	Parking Req. Description	Numeric Value (sf)	Ratio	SF	Units/Keys	Parking Spaces	SF	Units/Keys	Parking Space	SF	Units/Keys	Parking Spaces
Retail	1 space/300 SF	300	0.003	122,016		407	36,288		121	158,304		528
Office	1 space/300 SF	300	0.003	171,492		572	181,440		605	352,932		1,176
Hotel	0.7 space/ rkey	0.7	0.700		0	0		535	375		535	375
Condo	1.5 space/ unit	1.5	0.667		125	83		0	0		125	83
Apartments	1.25 Space/ unit	1.25	1.25		160	200		0	0		160	200
TOTAL				293,508	285	1,262	217,728	535	1,101	511,236	821	2,362

SCENARIO 1 MINIMUM DEVELOPMENT PARKING	
Parking Type	# of Parking Spaces Provided
Off-Street (Riverfront Block Garage)	1,131
Off-Street (2nd Block Garage)	1,186
On-Street	189
TOTAL PARKING PROVIDED	2,506
Difference Btw Provided and Required	143

SCENARIO 1 PARKING GARAGE SPACE CALCULATOR							
Garage Type	SF/Space	Riverfront Block Garage SF	Riverfront Block Garage Spaces	2nd Block Garage SF	2n Block Garage Spaces	Total Garage SF	Total Garage Spaces
Comfortable 2-bay (125' x 335')	350	0	0	415,044	1,186	415,044	1,186
Comfortable 3-bay (185' x 335')	335	378,810	1,131	0	0	378,810	1,131
Constrained 2-bay (125' x 245')	380	0	0	0	0	0	0
Smallest feasible 2-bay (125' x 175')	420	0	0	0	0	0	0
Total		378,810	1,131	415,044	1,186	793,854	2,317

SCHEME 2

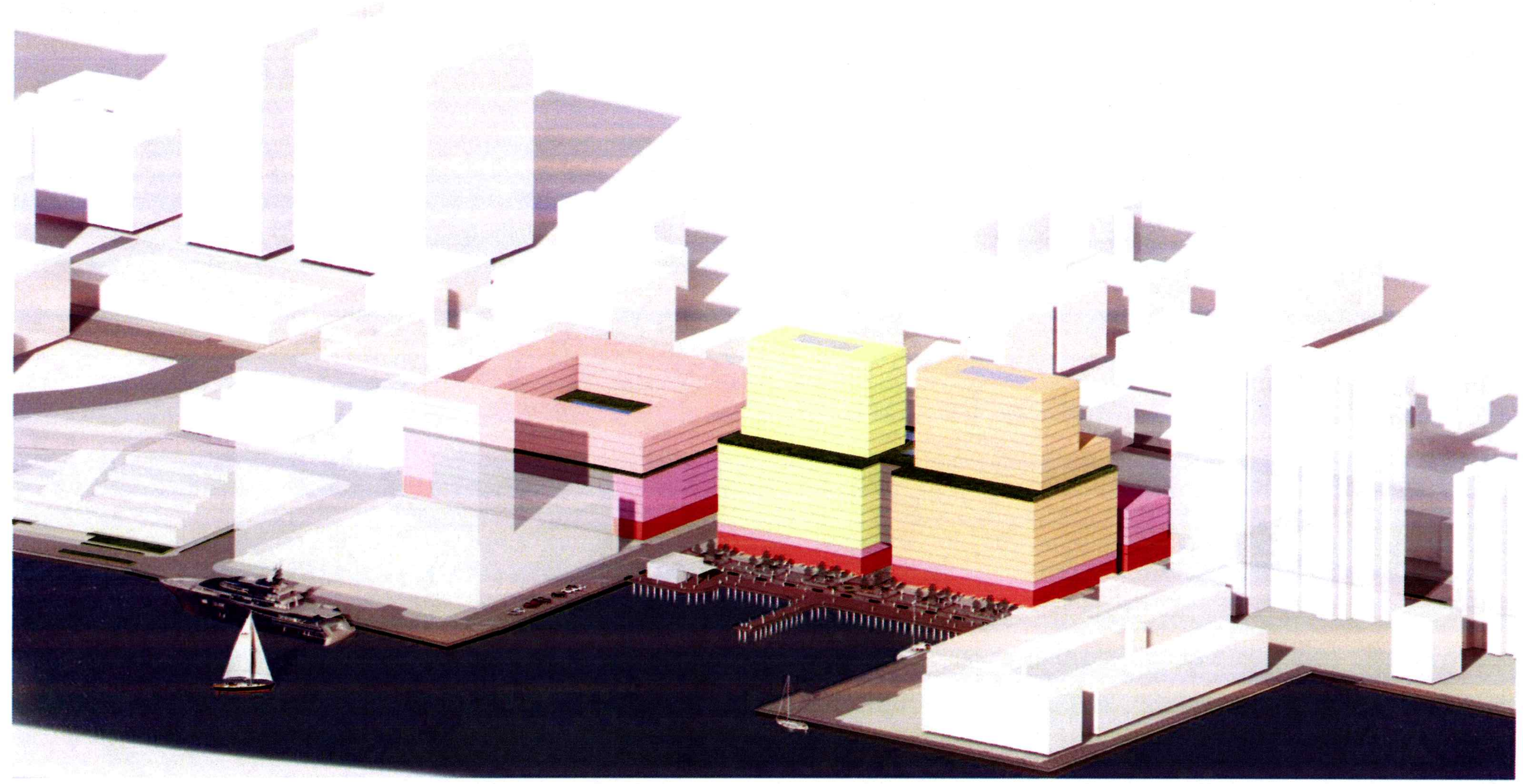
Residential- Apartments

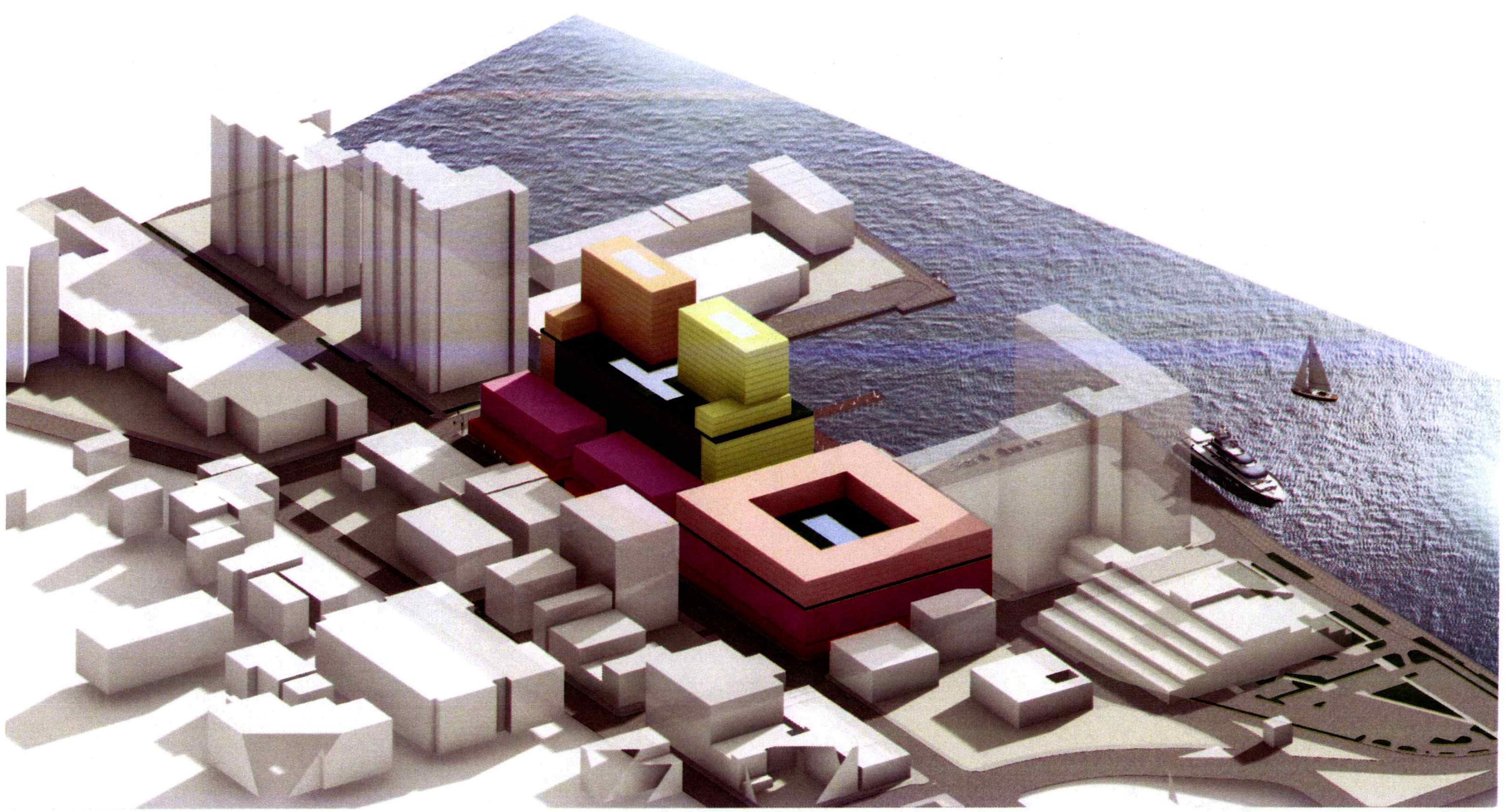
Residential- Condos

Hotel

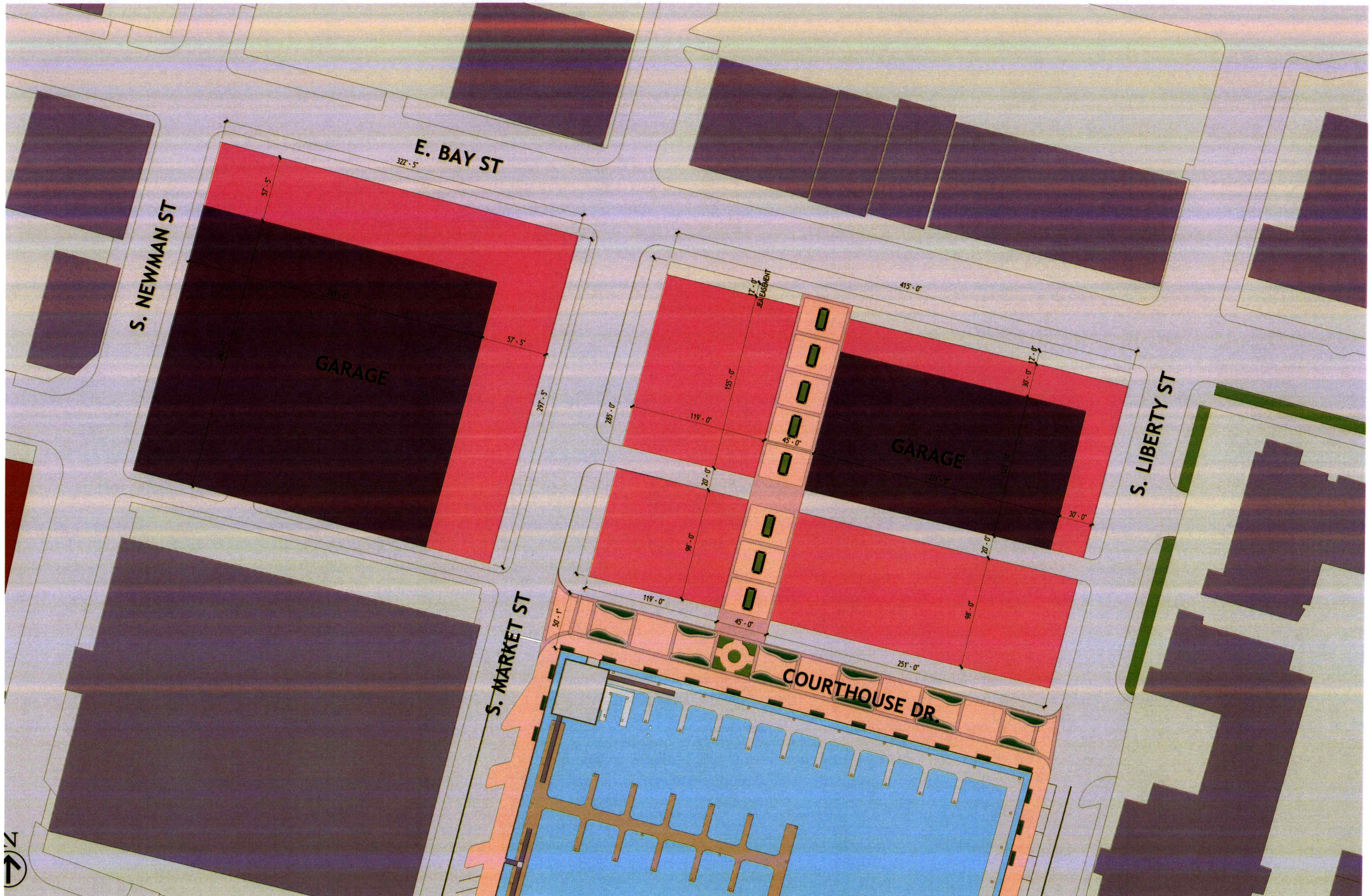
Commercial

Office/ Mixed Use





SCHEME 3



Residential- Apartments

Residential- Condos

Hotel

Commercial

Office/ Mixed Use

SCENARIO 3						
USES	Riverfront Block	% Of Riverfront Block	2nd Block	% Of 2nd Block	ALL BLOCKS	% OF OVERALL DEVELOPMENT
Retail	68,470	11%	30,289	11%	98,759	11%
Office	134,694	21%	0	0%	134,694	21%
Hotel	72,600	11%	0	0%	72,600	11%
Condo	229,600	36%	114,240	40%	343,840	36%
Apartments	129,260	20%	141,855	50%	271,115	20%
TOTAL (SF)	634,624	100%	286,384	100%	921,008	100%

SCENARIO 3 DEVELOPMENT APARTMENT & CONDO UNITS CACULATION											
Uses	Efficiency	Avg Unit Size (SF)	Riverfront Block			2nd Block			Combined Blocks Total		
			Riverfront Block (SF)	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use	2nd Block (SF)	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use	SF	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use
Condo	80%	1,500	229,600	122	44.9	114,240	61	25.5	343,840	183	36
Apartments	75%	1,100	129,260	88	32.3	141,855	97	40.5	271,115	185	36
Total			358,860	211	77.2	256,095	158	66.0	614,955	368	72

Riverfront Block (Acres)	2.7
2nd Block (Acres)	2.4

SCENARIO 3 DEVELOPMENT HOTEL KEYS CACULATION								
Uses	Efficiency	Avg Key Size (SF)	Riverfront Block		2nd Block		Combined Blocks Total	
			Riverfront Block (SF)	Sub-Total Keys	2nd Block (SF)	Sub-Total Keys	SF	Total Keys
Hotel	70%	350	72,600	145	0	0	72,600	145

SCENARIO 1 MINIMUM DEVELOPMENT PARKING REQUIREMENTS												
				Riverfront Block			2nd Block			Combined Blocks Total		
Use	Parking Req. Description	Numeric Value (sf)	Ratio	SF	Units/Keys	Parking Spaces	SF	Units/Keys	Parking Space	SF	Units/Keys	Parking Spaces
Retail	1 space/300 SF	300	0.003	68,470		228	30,289		101	98,759		329
Office	1 space/300 SF	300	0.003	134,694		449	0		0	134,694		449
Hotel	0.7 space/ rkey	0.7	0.700		145	102		0	0		145	102
Condo	1.5 space/ unit	1.5	0.667		122	82		61	41		183	122
Apartments	1.25 Space/ unit	1.25	1.25		88	110		97	121		185	231
TOTAL				203,164	356	971	30,289	158	262	233,453	513	1,233

SCENARIO 1 MINIMUM DEVELOPMENT PARKING	
Parking Type	# of Parking Spaces Provided
Off-Street (Riverfront Block Garage)	507
Off-Street (2nd Block Garage)	1,884
On-Street	189
TOTAL PARKING PROVIDED	2,579
Difference Btw Provided and Required	1,346

SCENARIO 1 PARKING GARAGE SPACE CALCULATOR							
Garage Type	SF/Space	Riverfront Block Garage SF	Riverfront Block Garage Spaces	2nd Block Garage SF	2n Block Garage Spaces	Total Garage SF	Total Garage Spaces
Comfortable 2-bay (125' x 335')	350	0	0	0	0	0	0
Comfortable 3-bay (185' x 335')	335	0	0	631,020	1,884	631,020	1,884
Constrained 2-bay (125' x 245')	380	0	0	0	0	0	0
Smallest feasible 2-bay (125' x 175')	420	212,768	507	0	0	212,768	507
Total		212,768	507	631,020	1,884	843,788	2,390

SCHEME 3

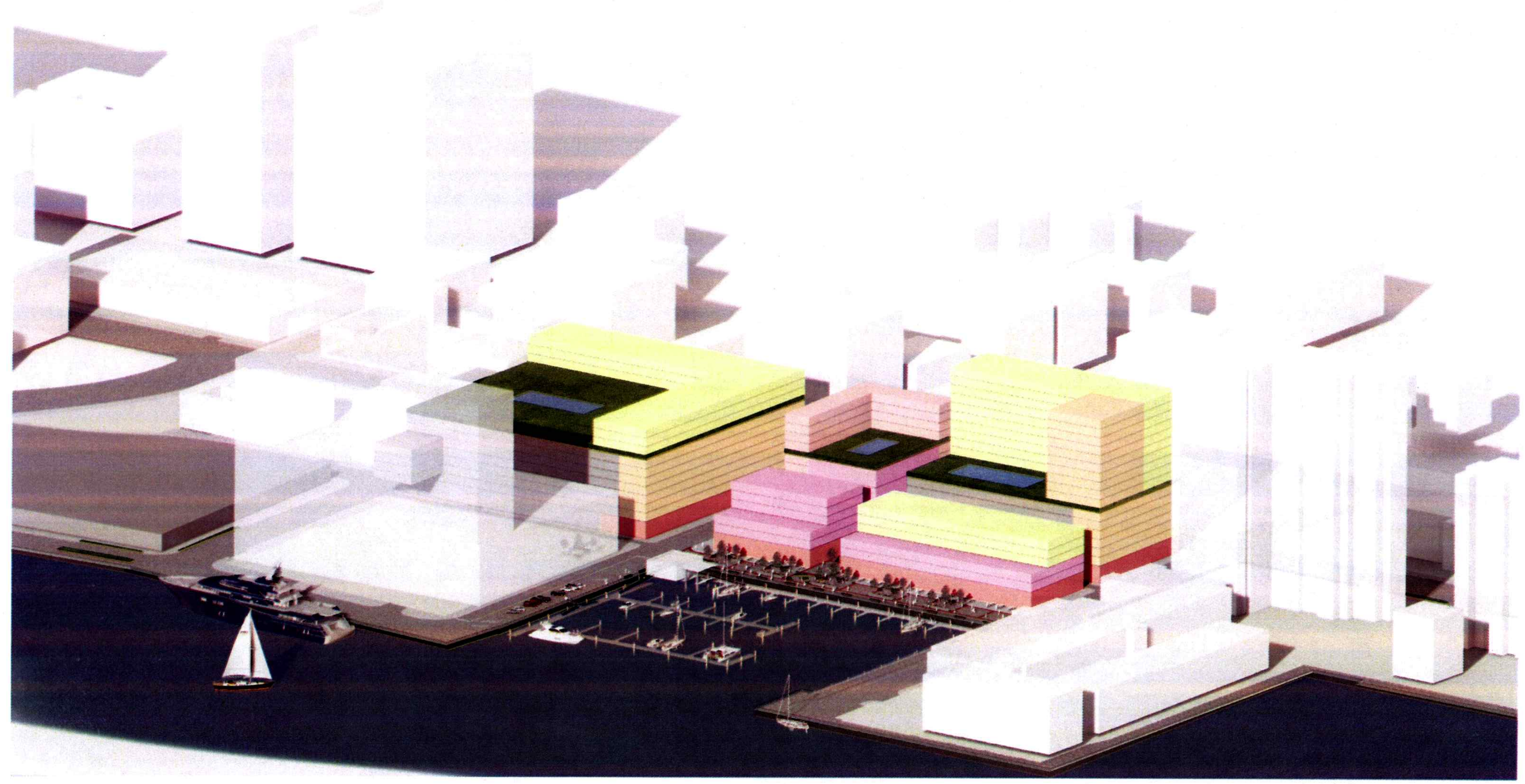
Residential- Apartments

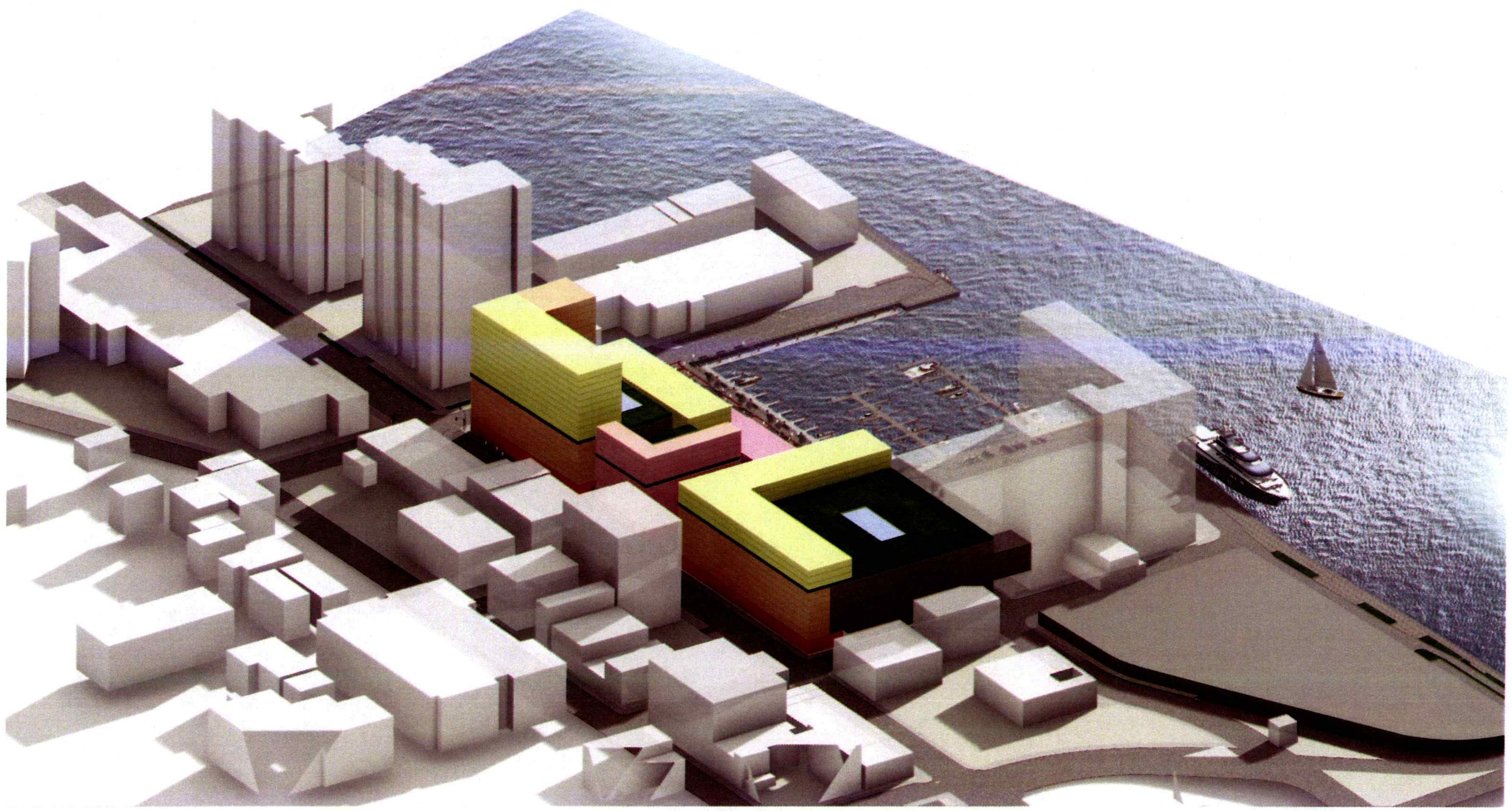
Residential- Condos

Hotel

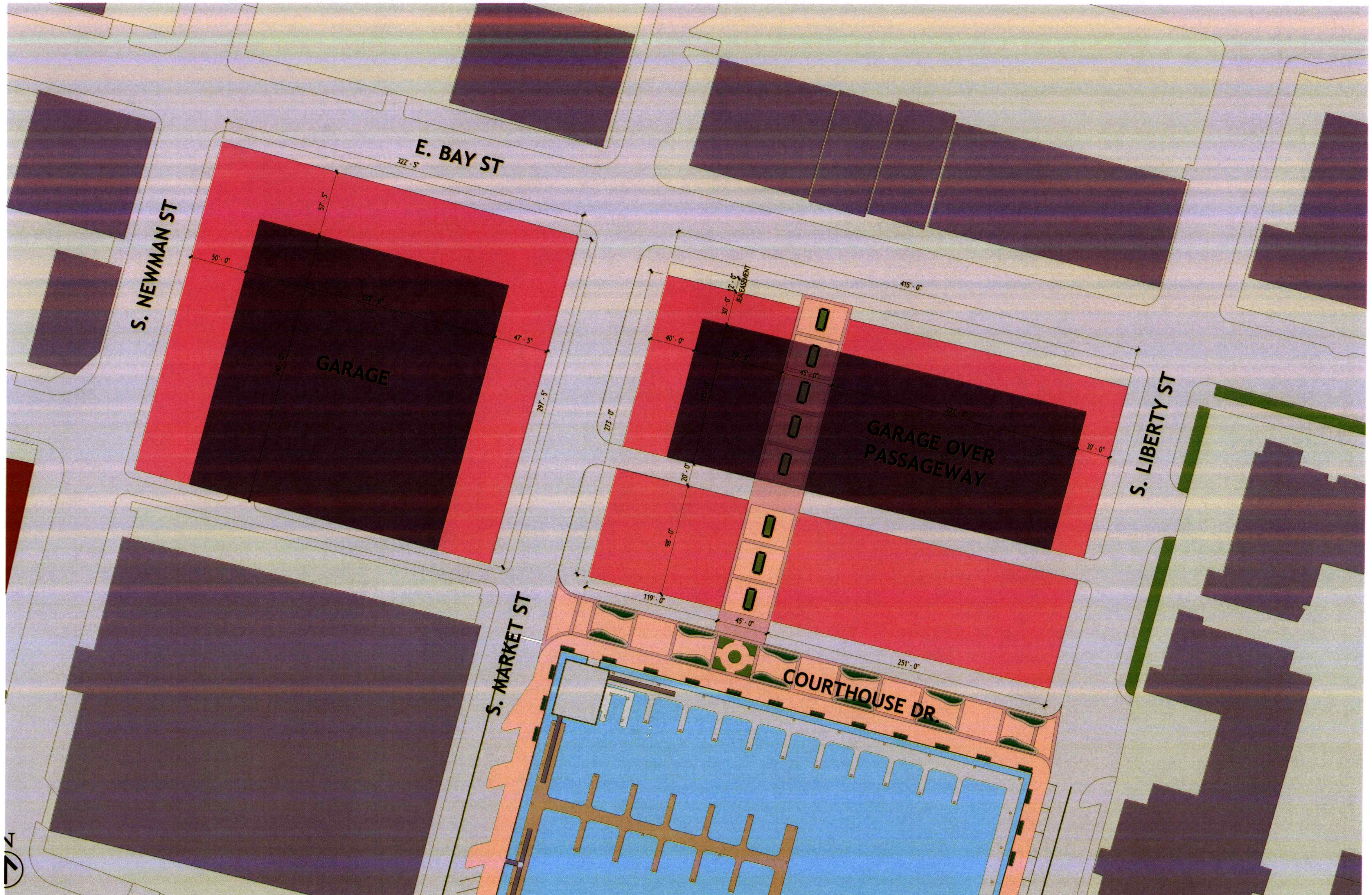
Commercial

Office/ Mixed Use





SCHEME 4



Residential- Apartments

Residential- Condos

Hotel

Commercial

Office/ Mixed Use

SCENARIO 4						
USES	Riverfront Block	% Of Riverfront Block	2nd Block	% Of 2nd Block	ALL BLOCKS	% OF OVERALL DEVELOPMENT
Retail	69,360	9%	29,677	11%	99,037	9%
Office	174,960	22%	118,708	42%	293,668	22%
Hotel	0	0%	133,404	47%	133,404	0%
Condo	230,790	29%	0	0%	230,790	29%
Apartments	323,050	40%	0	0%	323,050	40%
TOTAL (SF)	798,160	100%	281,789	100%	1,079,949	100%

SCENARIO 4 DEVELOPMENT APARTMENT & CONDO UNITS CACULATION											
Uses	Efficiency	Avg Unit Size (SF)	Riverfront Block			2nd Block			Combined Blocks Total		
			Riverfront Block (SF)	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use	2nd Block (SF)	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use	SF	Sub-Total Dwelling Units (DU) by Use	DU/Acre by Use
Condo	80%	1,500	230,790	123	45.1	0	0	0.0	230,790	123	24
Apartments	75%	1,100	323,050	220	80.8	0	0	0.0	323,050	220	43
Total			553,840	343	125.9	0	0	0.0	553,840	343	67

Riverfront Block (Acres)	2.7
2nd Block (Acres)	2.4

SCENARIO 4 DEVELOPMENT HOTEL KEYS CACULATION								
Uses	Efficiency	Avg Key Size (SF)	Riverfront Block		2nd Block		Combined Blocks Total	
			Riverfront Block (SF)	Sub-Total Keys	2nd Block (SF)	Sub-Total Keys	SF	Total Keys
Hotel	70%	350	0	0	133,404	267	133,404	267

SCENARIO 1 MINIMUM DEVELOPMENT PARKING REQUIREMENTS												
				Riverfront Block			2nd Block			Combined Blocks Total		
Use	Parking Req. Description	Numeric Value (sf)	Ratio	SF	Units/Keys	Parking Spaces	SF	Units/Keys	Parking Space	SF	Units/Keys	Parking Spaces
Retail	1 space/300 SF	300	0.003	69,360		231	29,677		99	99,037		330
Office	1 space/300 SF	300	0.003	174,960		583	118,708		396	293,668		979
Hotel	0.7 space/ rkey	0.7	0.700		0	0		267	187		267	187
Condo	1.5 space/ unit	1.5	0.667		123	82		0	0		123	82
Apartments	1.25 Space/ unit	1.25	1.25		220	275		0	0		220	275
TOTAL				244,320	343	1,172	148,385	267	681	392,705	610	1,853

SCENARIO 1 MINIMUM DEVELOPMENT PARKING	
Parking Type	# of Parking Spaces Provided
Off-Street (Riverfront Block Garage)	481
Off-Street (2nd Block Garage)	1,062
On-Street	189
TOTAL PARKING PROVIDED	1,732
Difference Btw Provided and Required	-121

SCENARIO 1 PARKING GARAGE SPACE CALCULATOR							
Garage Type	SF/Space	Riverfront Block Garage SF	Riverfront Block Garage Spaces	2nd Block Garage SF	2n Block Garage Spaces	Total Garage SF	Total Garage Spaces
Comfortable 2-bay (125' x 335')	350	168,360	481	0	0	168,360	481
Comfortable 3-bay (185' x 335')	335	0	0	355,752	1,062	355,752	1,062
Constrained 2-bay (125' x 245')	380	0	0	0	0	0	0
Smallest feasible 2-bay (125' x 175')	420	0	0	0	0	0	0
Total		168,360	481	355,752	1,062	524,112	1,543

SCHEME 4

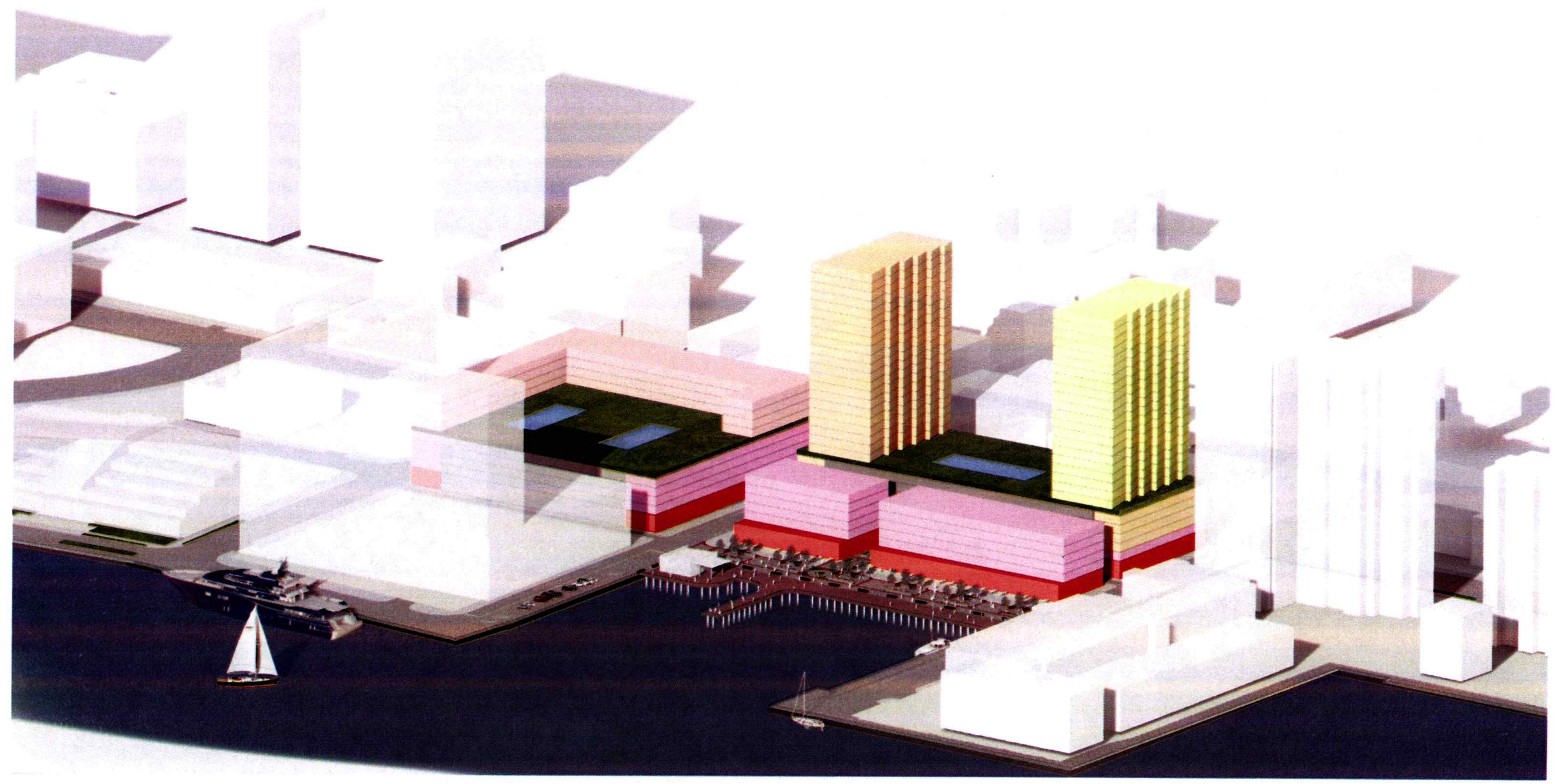
Residential- Apartments

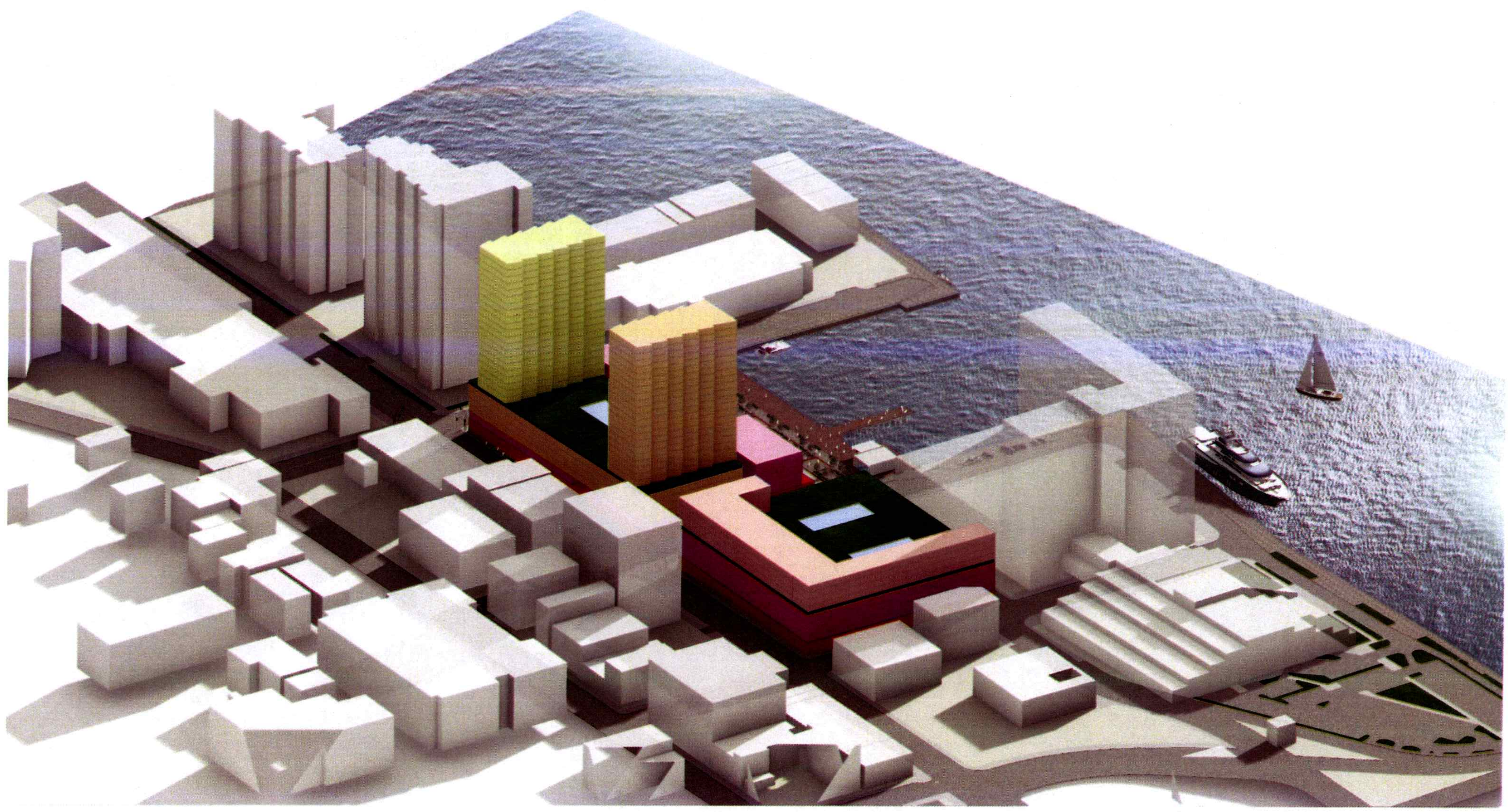
Residential- Condos

Hotel

Commercial

Office/ Mixed Use





DOWNTOWN INVESTMENT AUTHORITY
COMMITMENT TRACKING REPORT
1/9/2026

PROJECT (AS PREVIOUSLY APPROVED)	DIA RES	CITY ORD	ROI	FUNDED (Y OR N)	SOURCE OF FUNDING	GENERAL FUND IMPACT (Y OR N)	FY 26	FY27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	34-35	
Iguana/Kids Kampus/Shipyards (Completion Grant)	2022-09-01	2022-871	1.09	N	General Fund	Y	$ -	$ 25,834,887	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Kelco Home2Suites (DEDG)	2021-12-01	2022-316	1.34	N	General Fund	Y	$ -	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ 238,522	$ -	
Jones Bros. (DPRP)	2023-05-03	2024-37	0.50	N	General Fund	Y	$ -	$ 6,033,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Gateway N4/Osprey River LLC (Completion Grant)	2024-04-12	2024-0495	1.07	N	General Fund	Y	$ -	$ 4,238,000	$ 2,606,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Gateway N5/721 Pearl Garage (Completion Grant)	4/12/2024	2024-0495	1.06	N	General Fund	Y	$ -	$ 1,061,600	$ 844,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Gateway N8/606 Pearl St LLC (Completion Grant)	2024-04-12	2024-0495	1.08	N	General Fund	Y	$ -	$ -	$ 19,396,200	$ 6,160,800	$ -	$ -	$ -	$ -	$ -	$ -	
Gateway N11/Jax Porter LLC (Completion Grant)	2024-04-12	2024-0495	1.06	N	General Fund	Y	$ -	$ 4,639,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Juliette Balcony (DPRP)	2024-11-06	2025-183	0.53	N	General Fund	Y	$ -	$ 2,560,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
SUBTOTAL (*Approved by City Council - Future General Fund appropriation required*)							**$ -**	**$ 44,605,509**	**$ 23,084,722**	**$ 6,399,322**	**$ 238,522**	**$ 238,522**	**$ 238,522**	**$ 238,522**	**$ 238,522**	**$ -**	$ 75,282,163
PROPOSED PROJECTS (*As Approved by the DIA Board but RDA not yet executed or still requiring City Council Approval*)																	
N7 Publix and Apt Building (Completion Grant)	2025-12-02								$ -	$ -	$ 28,250,000	$ -	$ -	$ -	$ -	$ -	$ 28,250,000
Legislation Filed																	
Rise Doro	2024-06-01	2024-633	1.01	Y 2025-0873	General Fund	Y	$ 3,000,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
TOTAL FUTURE FUNDING THROUGH THE GENERAL FUND CURRENTLY BEFORE CITY COUNCIL							**$ 3,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	$ 3,000,000
TOTAL FUTURE FUNDING THROUGH THE GENERAL FUND (*Fully Approved plus Proposed by Subject Legislation*)							**$ 3,000,000**	**$ 44,605,509**	**$ 23,084,722**	**$ 6,399,322**	**$ 238,522**	**$ 238,522**	**$ 238,522**	**$ 238,522**	**$ 238,522**	**$ -**	$ 78,282,163