

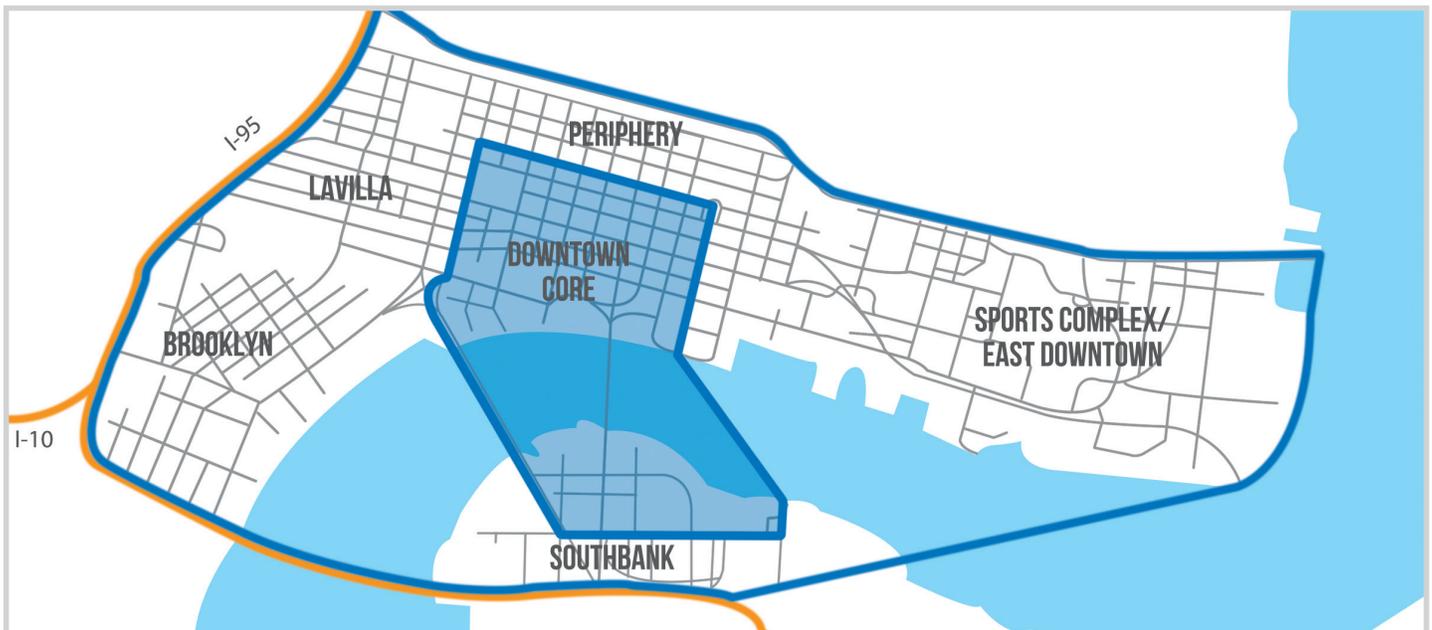
Q1 DEVELOPMENT UPDATE

DOWNTOWN JACKSONVILLE

Q1
2022



JAX2025 GOAL: Jacksonville's rich array of distinctive neighborhoods...converge in the city's dynamic central neighborhood, Downtown, which is a business powerhouse fostering an entrepreneurial spirit and our community's 24-hour epicenter of first-class arts, culture, sports and unique opportunities. View the State of Downtown Report at downtownjacksonville.org.



DEVELOPMENT UPDATES FOR MARCH 2015:

BROOKLYN

200 RIVERSIDE

200 Riverside Ave.
Jacksonville, FL 32202

In 2014, the developer of 220 Riverside announced plans for this vacant parcel which include: for 223 apartments, 18,000 sq. ft. of retail and 318 parking spaces. A ground breaking is anticipated in late 2015 with a 30-month completion timeline.

220 RIVERSIDE

220 Riverside Ave.
Jacksonville, FL 32202

220 Riverside will feature 18,000 sq. ft. of retail space, 294 apartment units and 386 parking spaces overlooking Unity Plaza (listed below) when complete in early 2015. Units will range from 600-1,200 sq. ft.. and residents will enjoy a saltwater pool with outdoor grilling areas, lounge, sky box, fitness studio, pet grooming station and café. In addition, Philadelphia-based award-winning celebrity chef Kevin Sbraga, will open his first venue outside of Philadelphia at 220 Riverside. Plans for a public park are being discussed.
220riversideapartments.com

BROOKLYN STATION ON RIVERSIDE

100 Magnolia St.
Jacksonville, FL 32204

Regency Centers opened this \$14.7 million, 49,8700 sq. ft. retail center in Fall 2014. The following retailers have opened/are slated to open:

- The Fresh Market (September 2014)
- Corner Bakery Café (December 2014)
- Lucy's Gift Boutique (December 2014)
- Hair Cuttery (January 2015)
- Burger-Fi (Spring 2015)
- Navy Federal Credit Union (Spring 2015)
- The Pink Nickle boutique (Spring 2015)
- Zoes Kitchen (Spring 2015)
- Burrito Gallery + rooftop bar (Summer 2015)
- Marilyn Monroe Nail Salon (Summer 2015)
- The Hyppo Gourmet Ice Pops (Summer 2015)

CONNECTIVITY/WALKABILITY

Discussions are occurring on a Riverside Ave. road diet, the role of Park St. and better connectivity to Downtown and LaVilla.

EVERBANK PLAZA: CARLSON DENTAL 501 Riverside Ave. Jacksonville, FL 32204	Tenant build out is set for Spring 2015.
FULLER WARREN BRIDGE: BIKE/ PEDESTRIAN PATH	FDOT plans to construct a 12' separated bike and pedestrian path with noise walls on the south side of the Fuller Warren Bridge as part of the \$120 million project to improve access on the bridge and connect San Marco and Riverside. Construction is set to begin in 2016.
THE BROOKLYN RIVERSIDE 100 Magnolia St. Jacksonville, FL 32204	Adjacent to Brooklyn Station, construction continues on Pollack Shores Real Estate Group's Brooklyn Riverside development. The \$24.8 million infill project will consist of 310 one- and two-bedroom apartments, a pool with fire pit and gas grilling stations, an outdoor living room, a regulation-size bocce court, a clubhouse with full kitchen, a bar lounge, a two-story fitness club, a private conference room and private study lounge, and an on-site event stylist. Plans call for 185 one-bedroom and 125 two-bedroom units. Apartments are currently leasing and tenants are expected to move in beginning in April. thebrooklynriverside.com
UNITY PLAZA + HOTEL 220 Riverside Ave. Jacksonville, FL 32202	A grand opening celebration for the amphitheater and performance space is set for April 1, 2015. Unity Plaza is "dedicated to uplifting its citizens individually to strengthen the community as a whole" through 365 days a year of programming. The DIA has also approved plans for a \$23 million hotel at the corner of Magnolia and Forest streets, which will offer 150 wellness-themed, market-rate hotel rooms. The developer, Hallmark was awarded a tax rebate grant up to \$3.7 million over 20 years. EVEN Hotels is being considered for the project with a 24-month build out period. The hotel will create 15-20 full-time jobs. unityplazajax.com
YATES FAMILY YMCA 220 Riverside Ave. Jacksonville, FL 32202	YMCA is working on a fundraising campaign to begin this \$21 million, 80,000 sq. ft. project, which would replace current structure with a new three-story complex closer to the river.

LAVILLA

BEAVER ST. VILLAS 605 Broad St. Jacksonville, FL 32202	Clara White Mission is renovating the long vacant New Center Hotel into street-level offices and 16 upper-floor apartments. A building permit for \$2.26 million was issued in August 2014 for a 14,304 sq. ft. building.
BUS RAPID TRANSIT (BRT)	<p>JTA is working to incorporate Bus Rapid Transit components like dedicated peak hour lanes and new shelter improvements along portions of Downtown, including the Southbank. Currently under construction, these improvements will help reduce the number of large buses from Downtown while enhancing mobility circulation through better utilization of the Skyway and Trolley services.</p> <p>The first of three phases, Jefferson and Broad streets will be reconstructed, incorporating:</p> <ul style="list-style-type: none"> • Enhanced branded shelters with scheduled information • Intersection technologies to improve reliability • Sidewalk and streetscape improvements, including lighting
JACKSONVILLE TRANSPORTATION CENTER + GREYHOUND	Design work on JTA's Jacksonville Transportation Center is expected to begin early next year, with construction to begin in 2016 on a four-year completion timeline. This transportation hub will be built adjacent to the Prime Osborn Convention Center and will connect many forms of the area's public transportation; Greyhound, bus rapid transit, intercity bus, the Skyway, Amtrak, and Park-and-Ride.
RESIDENTIAL	Residential in LaVilla has been viewed as a future catalyst site as part of the Downtown CRA plans. The goal is to take advantage of publicly owned land and link the successful Brooklyn residential projects to LaVilla through Park St.

NORTHBANK CORE - EAST

EVERBANK CENTER: CITIZEN'S BANK
301 W. Bay St.
Jacksonville, FL 32202

Citizen's Bank will move approximately 1,000 employees into 232,000 sq. ft. of office space in EverBank Center in a 10-year, \$41.7 million lease. Renovation is currently underway to reconfigure nine floors and employees are expected to move in in Fall 2015.

**FORMER FEDERAL COURTHOUSE
RENOVATION: STATE ATTORNEY'S OFFICE**
331 W. Monroe St.
Jacksonville, FL 32202

Construction is due to be completed in spring 2015, with the move-in of approximately 325 State Attorney's Office employees to follow. All floors will be occupied, though the first floor will only be 75% occupied. The Duval County Courthouse pedestrian bridge will open as a part of the new State Attorney's Office.

**TUCKER BROTHERS BUILDING: THE
FEDERAL**
331 W. Forsyth St.
Jacksonville, FL 32202

Local artist and business owner Steve Williams is under contract to purchase the 8,600 sq. ft. building at 331 W. Forsyth St. and open it as a retail concept called "The Federal."

WATER STREET GARAGE
541 Water St.
Jacksonville, FL 32202

Currently, pedestrian improvements including a covered pedestrian walkway and sidewalk on the Bay Street frontage are underway. Forthcoming improvements will include waterproofing of the roof deck and public art elements.

NORTHBANK CORE — LAURA STREET

**100 WEST BAY STREET BUILDING:
PETERBROOK CHOCOLATIER**
100 W. Bay St.
Jacksonville, FL 32202

Peterbrook Chocolatier will open a 1,488 sq. ft. retail store by Easter 2015.

225 N. LAURA ST. APARTMENTS
225 N. Laura St.
Jacksonville, FL 32202

Ron Chamblin, owner of the city's largest independent bookstore, is in the process of restoring a 100-year-old, three-story building to include six apartments above street-level retail. This project will likely take a few years to complete.

BARNETT BUILDING: THE BARNETT
112 W. Adams St.
Jacksonville, FL 32202

Developer Southeast Group is working with the Downtown Investment Authority to bring a 160,000 sq. ft. campus for "makers, doers, founders and dreamers" to the long vacant Barnett Building. The first floor and mezzanine will host a lobby, retail and office space, with tenant interest from Vagabond Coffee. Floors 3-8 will host classrooms, a learning lab and office space. Floors 9-16 will house 80 apartments sized 500-800 sq. ft.. Floors 17 and 18 will house office, conference and event space.

**DREW BUILDING: URBAN GRIND COFFEE
SHOP**
45 W. Bay St.
Jacksonville, FL 32202

Receiving a \$17,000 Retail Enhancement Grant, the \$173,000 build-out of this 850 sq. ft. coffee shop--the second Downtown--was completed and opened in January 2015. Beginning in April, renovation of the building's atrium into a courtyard café will begin.

HEMMING PARK
135 W. Monroe St.
Jacksonville, FL 32202

In September 2014, management of Hemming Park transferred from the City to the private group Friends of Hemming Park (FoHP). The organization will work to activate the public space, will handle the permitting of all events in the space, and will make the park cleaner, safer and more attractive. The organization received \$800,000 from the Downtown Investment Authority and has a \$1.25 million operating budget proposed for the first 18 months. FoHP introduced a daily coffee vendor and the lunchtime Charlie's Café in December 2014. The park's two fountains are currently being renovated with completion anticipated in the spring.
hemmingpark.org

**JACKSONVILLE BANK BUILDING:
ANYTIME FITNESS**
100 N. Laura St.
Jacksonville, FL 32202

Opened January 2015, the 24-hour international gym franchise is now occupying the second floor retail space.

MAIN STREET BRIDGE/WATER ST. RAMP In October 2014, approximately 30 people attended FDOT's first public hearing on the potential closure and removal of the ramp from Independent Drive Southbound onto the Main Street Bridge. Removal will allow for a larger development area on The Jacksonville Landing site and will improve pedestrian conditions on Independent Drive. Bridge access would be redirected to Main Street, with anticipated access for pedestrians and bicycles from the Northbank Riverwalk. With a small volume of daily traffic on the ramp currently, estimated impacts on congestion are minimal. Feasibility is still being studied, and no final decision on this project or its funding has been made.

MARBLE BANK/LAURA STREET TRIO
Laura and Forsyth streets
Jacksonville, FL 32202
Plans announced for the Trio include: an upscale restaurant called The Bullbriar by chef Scott Schwartz in the Marble Bank Building; a 130-room Marriott Courtyard boutique hotel in the Bisbee and Florida Life buildings; and a hotel restaurant with rooftop bar and BOTTEGA with food from Liz Grenemeyer in the vacant lot fronting Adams and Laura streets. Across Forsyth St., additional plans include a 570 space, parking garage with retail and two small parks. The City and developer Southeast Group are still in negotiations.

PARADOR PARKING GARAGE
37 Hogan St.
Jacksonville, FL 32202
Construction on the garage has resumed. The six-story, \$10 million structure will contain 607 parking spaces when it opens summer of 2015. Street level retail will be added once the adjacent SunTrust Tower reaches 65% occupancy.

SNYDER MEMORIAL CHURCH
226 N. Laura St.
Jacksonville, FL 32202
Currently undergoing major structural repairs at a cost of \$319,000, the goal is to tie future development of this City-owned property into the growth and success of Hemming Park.

SUNTRUST BUILDING: JERSEY MIKE'S
76 S. Laura St.
Jacksonville, FL 32202
Jersey Mike's received a \$28,000 Retail Enhancement Grant to build out 1,400 sq. ft. for a Downtown location. The project is expected to cost \$149,000.

THE CARLING: WINE DECADENCE
31 W. Adams St.
Jacksonville, FL 32202
A direct, in-home global wine sales company began operation in the 1,667 sq. ft., street-level Suite 104 space in February 2015.

THE JACKSONVILLE LANDING
2 Independent Dr.
Jacksonville, FL 32202
In early 2015, the Downtown Investment Authority issued an RFP for an urban waterfront designer to work with Sleiman Enterprises on a new design for The Jacksonville Landing. Respondents have been narrowed down to three finalists: Wakefield Beasley & Associates (Ponte Vedra Beach), Cooper Carry Inc. (Atlanta) and Eskey Dumes Ripple (New Orleans). The new design will be based on these principles:

- Create an open view corridor between Laura Street and the river
- Incorporate lots of open space
- Creates better connectivity with surrounding streets, buildings and landmarks
- Be visually engaging through its design
- Activate the space day and night
- Be economically sustainable

ZODIAC BAR & GRILL
120 W. Adams St.
Jacksonville, FL 32202
Receiving a \$18,288 Retail Enhancement Grant, the restaurant will undergo a \$38,341 remodel of the 2,600 sq. ft. location, add signage, expand hours and add two employees.

NORTHBANK CORE - LAURA STREET AREA COMPLETED

121 ATLANTIC PLACE: JACKSONVILLE TRANSPORTATION AUTHORITY
121 W. Forsyth St.
Jacksonville, FL 32202
JTA completed their office build out in December 2014 and relocated 100 employees Downtown. A 1,700 sq. ft., street-level customer service center is now open on Hogan St.

ELKS BUILDING: CATHEDRAL ARTS
207 N. Laura St.
Jacksonville, FL 32202
Cathedral Arts leased nearly 8,000 sq. ft. of office space on the third floor and brought 12 employees Downtown at the end of 2014. The space will also contain two art galleries.

ELKS BUILDING: JIMMY JOHN'S GOURMET SANDWICHES
201 N. Laura St.
Jacksonville, FL 32202
Receiving a \$28,700 Retail Enhancement Grant, Jimmy John's opened a 1,435 sq. ft. location at the corner of Adams and Laura streets in February 2015, and offers bike delivery. The project cost approximately \$442,601.

SEMINOLE CLUB: SWEET PETE'S + THE CANDY APPLE CAFÉ & COCKTAILS

400 N. Hogan St.
Jacksonville, FL 32202

Backed by CNBC's "The Profit" star Marcus Lemonis, the candy shop Sweet Pete's opened in December 2014 and features a chocolate and candy factory; 6,000 sq. ft. of confectionery retail; Crumbs, a specialty bake shop and dessert bar; and a full-service restaurant and bar offering French cuisine with a Southern influence, The Candy Apple Café & Cocktails. Both the restaurant and event space will be owned and operated by local catering and event company The Chef's Garden.

NORTHBANK CORE - WEST

11E: SUPER FOOD & BREW

11 E. Forsyth St.
Jacksonville, FL 32202

The former Starbucks space at 11 East Forsyth is under construction by the operators of Super Food Truck to become a coffee shop/restaurant/brew pub. The building owner received a forgivable loan of \$49,837 for the build out and has also applied for a Retail Enhancement Grant. A total investment of \$99,675 is anticipated. The 2,595 sq. ft. space will host a coffee shop and offer lunch, afternoon Happy Hour and a full late night menu beginning Spring 2015. The restaurant will employ 10.5 full and part-time employees.

BOSTWICK BUILDING: COWFORD CHOPHOUSE

101 E. Bay St.
Jacksonville, FL 32202

New owners of the Bostwick Building, Wine Lounge Concepts announced plans for a modern, high-end steakhouse and rooftop bar in the historic structure often called the "Jaguar Building." The owners hope to begin construction in early 2015 with completion in late 2015.

HAYDON BURNS LIBRARY: JESSIE BALL DUPONT CENTER

122 Ocean St.
Jacksonville, FL 32202

When complete in June 2015, the 120,000 sq. ft. Jessie Ball duPont Center will serve as the epicenter for Northeast Florida's philanthropic and nonprofit community. It was purchased for \$3 million and plans call for the structure's precast concrete fins, glazed brick mural, and mosaic tiles to be repaired and restored as close as possible to their original condition as a part of the \$20 million project. Additionally, the four-level facility at the intersection of Ocean and Adams streets will include retail, conference/meeting spaces, a green roof, and an outdoor patio/terrace area. Twelve non-profit tenants have signed letters of intent and will begin moving in in Summer 2015. An anticipated 200-250 people will be employed in the building by the end of 2015.

HYATT REGENCY JACKSONVILLE RIVERFRONT

225 East Coastline Dr.
Jacksonville, FL 32202

Northeast Florida's largest convention hotel is undergoing an \$8.1 million renovation to update guest rooms and upgrades to the rooftop fitness center, Regency Club Lounge. The hotel will add six hard-walled meeting rooms, located on the fourth level of the hotel's Terrace Building. The hotel currently offers 110,000 square feet of flexible meeting space.

LEVELS NIGHTCLUB

323-325 E. Bay St.
Jacksonville, FL 32202

Retired NFL wide receiver Laveranues Coles Jr. is investing \$1.5 million in the purchase and build out of a two-story, 16,068 sq. ft. building on Bay St., which will open as the "upscale and grown" Levels Nightclub in 2015. The ground floor will feature a stage, bar and seating, the second level will house a lounge and banquet seating, a bar and a catwalk bridge that provides an open view to the first floor; and the basement will house offices, a green room and storage.

OLD REPUBLIC TITLE BUILDING/ NEW YORK STEAM LAUNDRY BUILDING

120 E. Forsyth St.
Jacksonville, FL 32202

Receiving a \$100,000 loan that will be converted into a Retail Enhancement Grant once a tenant is secured, L.B. Jax Development, LLC. plans to convert the 11,000 sq. ft. historic structure into restaurant (5,500 sq. ft. on the first floor) and office or retail space (5,500 sq. ft. on the second floor). And additional \$80,000 has been approved for the project from the Historic Preservation Fund. Celebrity chef Kenny Gilbert is negotiating a lease to open "Gilbert South," a restaurant specializing in modern Southern food. Pending funding, construction would begin in 2015.

POLICE & FIRE PENSION FUND BUILDING: HERTZ RENT-A-CAR

1 W. Adams St.
Jacksonville, FL 32202

Hertz is returning to Downtown in a \$35,744 build out of a 650 sq. ft. of office on the corner of Adams and Main streets.

SPORTS COMPLEX

<p>BERKMAN II 400 E. Bay St. Jacksonville, FL 32202</p>	<p>Choate Construction Co., owners and original contractors of the long-abandoned Berkman II condominium tower, met with City economic development officials to discuss possibilities for the site. Ideas included apartments, retail space and workforce housing.</p>
<p>EVERBANK FIELD 1 EverBank Field Dr. Jacksonville, FL 32202</p>	<p>2014 saw the installation of the largest stadium boards in the NFL. \$100 million in upgrades, included Field Club renovations and a new entrance, are on hold pending a legislative decision on sales tax rebate application made to the state. The application is for \$1 million from the state each year for 30 years.</p>
<p>INTUITION ALE WORKS 929 E. Bay St. Jacksonville, FL 32202</p>	<p>Intuition Ale Works announced plans to expand to Downtown into former the Noland Co. building near the Sports Complex. Purchased for \$2.2 million, Intuition will convert the space into a brewery and taproom with a rooftop beer garden, using 21,000 of 36,000 total sq. ft.. \$250,000 of custom fabricated equipment is awaiting installation and will allow for an increase in production from the current 7,000 barrels of beer annually to as much as 25,000 barrels at the new location. The facility will have 57 parking spaces, with metered and garage parking available nearby. The Noland Co. building has been vacant for about 12 years. Renovations are slated to begin in March with opening set for the beginning of the 2015 Jaguars season.</p>
<p>PALMETTO PLACE 450 Palmetto St. Jacksonville, FL 32202</p>	<p>At \$350,000, the addition of 3,416 sq. ft. of assisted living dorms at Palmetto Place is near completion.</p>
<p>THE ARMADA AT THE BASEBALL GROUNDS OF JACKSONVILLE 301 A. Philip Randolph Blvd. Jacksonville, FL 32202</p>	<p>The Jacksonville Armada NASL has opened an office in the Well Fargo Center and the team has kicked off the first of three seasons to be played at the Baseball Grounds of Jacksonville, which will be converted into a temporary soccer pitch for the games.</p>
<p>THE SHIPYARDS 950 E. Bay St. Jacksonville, FL 32202</p>	<p>Jaguars owner, Shad Khan has released a proposal for the 48-acre Shipyards property under his development company Iguana Investments Florida. Khan is asking for the City to offer the land, oversee and pay for environmental clean up on the site as well as the remediation for the Riverwalk extension, at a cost of up to \$35 million. The proposal includes:</p> <ul style="list-style-type: none"> • 1 million sq. ft. of office space • 100,000 sq. ft. of commercial space • 662 residential units • 350 hotel rooms • 525 marina slips • Amphitheater, boardwalk, Jaguars practice field and USS Adams mooring • A feasibility study for an AquaJax aquarium on the property

OTHER/PERIPHERY

<p>DOWNTOWN INVESTMENT AUTHORITY PROJECTS</p>	<ul style="list-style-type: none"> • A \$750,000 Retail Enhancement Grant Program provides recoverable grant money to qualified property or business owners to assist with renovation or build-out costs to make space retail ready. • A \$406,000 Urban Art Façade and Streetscape Program will promote community development through urban design and streetscape enhancements via public art. • \$750,000 in Improved Wayfarer Signage updates will implement a consistent, clean and accurate system of signage • \$80,000 in expanded, free Wi-Fi will cover major Downtown corridors.
<p>REGIONAL TRANSPORTATION MANAGEMENT CENTER</p>	<p>The structure will combine existing functions now operating in two other locations and will upgrade the technology used by the Florida Department of Transportation and will house the North Florida Transportation Planning Organization. The \$9 million 25,000 sq. ft. service center will be located near FSCJ's Downtown campus is expected to be complete in August 2015.</p>

SOUTHBANK

CROWNE PLAZA/DOUBLETREE BY HILTON

1201 Riverplace Blvd.
Jacksonville, FL 32207

The Crowne Plaza will become the DoubleTree Jacksonville Riverfront (by Hilton) beginning September 1, 2015, with \$5 million renovations to the 292-room hotel.

I-95 OVERLAND BRIDGE PROJECT

The \$227 million infrastructure project is replacing the series of overpasses that carry interstate traffic over Hendricks, Kings and Montana avenues along 2.3 miles through Downtown. Some access points to Downtown will change including the closure of the Southbound ramp from the Main Street Bridge to Hendricks Avenue. Project will be completed mid 2016.

i95overlandbridge.com

JEA SITE: "HEALTHY TOWN"

801 Broadcast Pl.
Jacksonville, FL 32207

JEA's board voted in January on a contract that gives Elements of Jacksonville one year to get City approval on the "Healthy Town" mixed-use development planned for the 28-acre JEA site. Offer price was \$18.5 million and is estimated to cost \$400 million to develop 1,000 residential units (condos and apartments), 150,000 sq. ft. of commercial and boutique retail space, 200,000 sq. ft. of office space, public parks and river access. A June 2016 start date is anticipated with expected completion in September 2019. Site plans are due fall 2015.

MUSEUM OF SCIENCE & HISTORY (MOSH)

1025 Museum Circle
Jacksonville, FL 32207

MOSH is looking at their options to expand programming and whether their current site can meet their long term needs.

RIVERPLACE BOULEVARD ROAD DIET

Preliminary design work is under way to update Riverplace Blvd. from Prudential Dr. to MOSH, including bike lanes, landscaping and traffic calming. Funds are already earmarked through Southbank TIF funds over the next three years. The City has issued an RFP for preliminary design.

SOUTHBANK COMPLETED

SOUTHBANK RIVERWALK

The City replaced aging and dangerous Riverwalk infrastructure with 4,000 feet of concrete pavers, shade sails, colorful lighting and biking and community gathering spots. The \$17 million Riverwalk reopened in February 2015. Two boat docks and public art are slated for installation in 2015. A 120-by-45 foot floating event barge has been announced with a kickoff event scheduled for June 2015.

Compiled and produced by:

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