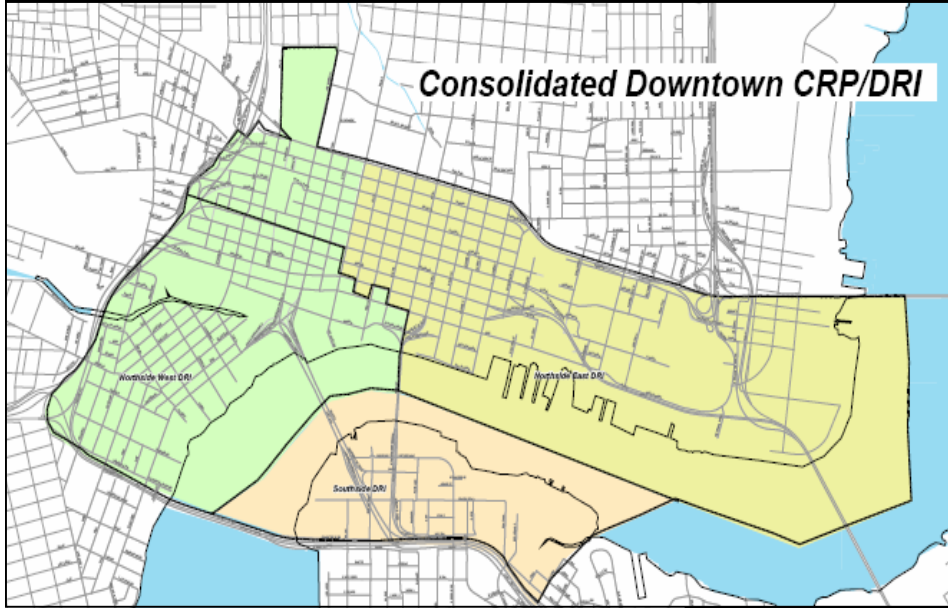


DOWNTOWN JACKSONVILLE DEVELOPMENT OF REGIONAL IMPACT (DRI)



QUICK FACTS

Location

Generally bounded by State Street to the north, I-95 to the west and south and St Johns River to the east

Size:

1,760 acres land only, 2,200 acres including the river

Age:

Southside DRI approved in 1982, Northside DRI West approved in 1986, Northside DRI East approved in 1991

Master Developer

JEDC

Buildout:

Phase I - 2010
 Phase II - 2015
 Phase III - 2020

CURRENT LAND USE AND PHASING SCHEDULE

Land Use	Existing Pre-ADA	Phase I	Phase II	Phase III	Total Existing + Phases
Retail	2,118,246	949,368	450,000	3,686,520	7,204,134
Office	8,543,010	10,772,420	3,289,900	14,547,468	37,152,798
Industrial	557,150	155,103	50,000	815,702	1,577,955
Gov't/Inst.	2,377,300	2,136,339	250,000	1,272,323	6,035,962
Comm. Utilities	95,000	2,470	0	0	97,470
Residential	1,316	5,084	1,200	7,964	15,564
Attractions (seats)	102,042	7,958	10,000	0	120,000
Hotel Rooms	668	3,036	336	0	4,040
Marina Slips	62	477	0	0	539
Hospital Beds	523	180	32	0	735

RECENT DEVELOPMENT ACTIVITY (2001-2007)

Home Street Lofts

(12 residential units)

St. Johns Center

(720 residential units, 150,000 SF office, 40,000 SF retail, 75 marina slips)

San Marco Place

(148 residential units, 5,200 SF retail)

Synovus Bank

(1,608 SF office)

Ervin, Lovett and Miller Studio

(4,700 SF office)

New Library

(302,950 SF)

Berkman Plaza-Phase II

(222 residential units)

Coffman Coleman Law Offices

(16,645 SF office)

Community First Credit Union

(58,228 SF office)

Cathedral Apartments

(53 residential units)

11 East

(127 residential units)

The Carling

(99 residential units)

Ed Ball Building

(400,000 SF office)

Barnett Bank Building

(100 residential units)

Old Federal Courthouse Building

(162,000 SF office)

Churchwell Lofts Building

(21 residential units, 9,000 SF retail)

Lavilla Partners-Phase I

(43,000 SF office)

Jacksonville Veterans Memorial Arena

(16,000 seats)

Baseball Grounds of Jacksonville

(10,000 seats)

Metropolitan Loft Apartments

(116 residential units)

Haverty's Building

(57,806 SF office)

Dialysis Clinic

(18,000 SF medical)

Sally Industries

(23,000 SF industrial)

St. JOE

(125,000 SF office)

Fidelity

(234,000 SF office)

Riverside Partners

(227,000 SF office)

DuPont Foundation

(43,000 SF office)

Miles Development Partners

(800 residential units, 100,000 SF office; 150,000 SF retail; 200 hotel rooms—Phase 1-268 residential units; 10,000 SF retail)

Harmony Dental

(18,859 SF office)

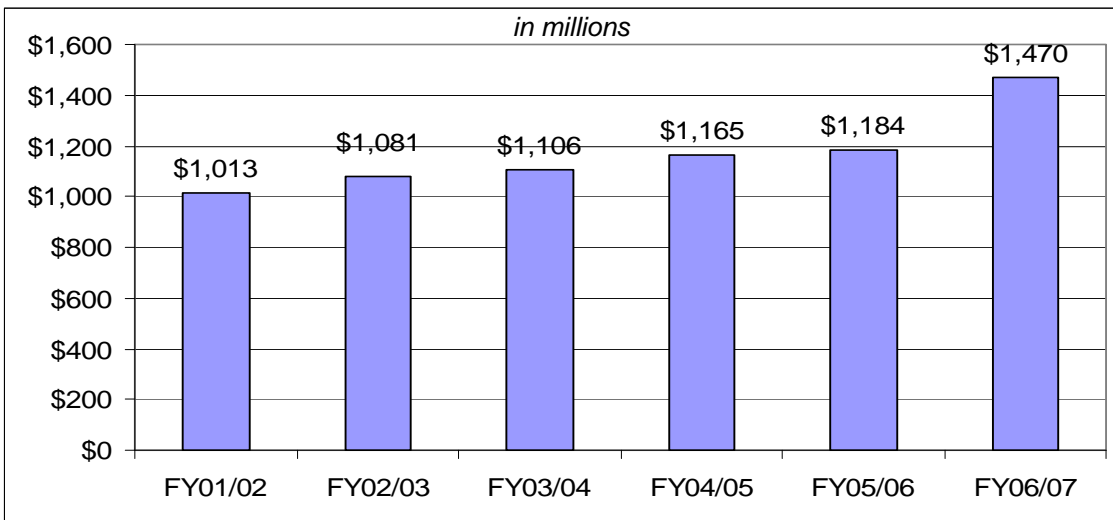
DRI Improvements

- Eliminated individual land uses on DRI Master Development Plan map
- Substituted Downtown Master Plan and Downtown Zoning Overlay as new DRI Master Development Plan
- Eliminated maximum residential density requirements
- Establishment of the Transportation Concurrency Exception Area (TCEA), which determines appropriate public and private approach to mitigate transportation impacts of downtown development. The TCEA promotes mixed use development, transit, and transportation demand management.



A beautiful view of Downtown Jacksonville from the Riverwalk, which is a 2.5 mile waterfront trail along the St. Johns river.

The Taxable Value *increased 24%* from FY05/06 to FY06/07



ADVANTAGES of the DRI

- The DRI has already been put in place and paid for by the City, with hundreds of millions of dollars already spent in transportation and infrastructure improvements (Bridges, ASE, parking garages, etc)
- No wetland restrictions – mostly dry sites with any mitigation already completed
- Development rights are readily available so development timeframes are shortened
- TCEA in place (option to transportation concurrency)
- JEDC is flexible and provides a trade-off matrix for developments so that developers with phased/ long term projects can modify their uses to meet market demand
- JEDC is a one-stop-shop— combining development rights with regulatory approval

For more information on the Downtown DRI, contact **Eric Lindstrom** at (904) 630-7114 or ericl@coj.net