



JACKSONVILLE COURTHOUSE PARKING FACILITY

City of Jacksonville

In 2002, the City of Jacksonville embarked upon a \$2.25 billion Better Jacksonville Plan bond issue for public facility and infrastructure improvements. Downtown projects in this initiative included a new 900,000 square foot Duval County Courthouse.

The Courthouse Parking Facility was designed to serve the urban core and the new Duval County Courthouse planned for construction. Based upon its location in the City's downtown core, the project incorporates retail at all street levels and was designed with plazas to create a pedestrian thoroughfare.

The Courthouse Parking Facility consisted of the development of a 1,376-space garage to service the new courthouse and surrounding offices. The garage includes over 18,000 square feet of integrated retail and office space as well as extensive pedestrian amenities and enhanced streetscape.

Working through a collaborative process, Signet provided a development approach and several private financing options that achieved or exceeded all of the City's outlined goals for a public private development. The selected financing alternative was a private ownership approach using Tax-Exempt Enterprise Zone Bonds. This structure provided the lowest cost financing with a high degree of sponsor control. Signet continues to manage the facilities and parking operations for the City of Jacksonville.



Project Scope:
18,000 square feet



Cost:
\$27,000,000



Completion:
2004

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