

City of Jacksonville
LWCF Conversion Proposal
Metropolitan Park
LWCF #12-00182
May 5, 1998

(A) Conversion Property

The conversion property (Metropolitan Park) is made up of 3 components:

1. 4.75 Acre Parcel -
Commonly referred to as “The Jacksonville Jaguars Practice Fields” and “Gator Bowl Boulevard.”
2. 9.12 Acre Parcel -
Commonly referred to as “Metropolitan Park.”
3. 6.33 Acre Parcel -
The balance of the original LWCF boundary, as agreed on by the City and the National Park Service.

Attached are maps and boundary descriptions of the entire parcel to be converted.

Total acres: 20.2

(B) History and Description of Conversion Property

1. 4.75 Acre Parcel -
When the City of Jacksonville (“City”) was awarded a National Football League (“NFL”) team, certain changes were necessary. One change was the relocation of the road next to the football stadium (“Gator Bowl” at that time). The road, Gator Bowl Boulevard, was moved. In addition, 3 football fields next to the stadium were needed for practice, mini camp, and summer camp. These practice fields are commonly referred to as the “Jacksonville Jaguars Practice Fields.”

2. 9.12 Acre Parcel -

This parcel, commonly referred to as “Metropolitan Park,” is the site of the current park and amphitheater. Presently, the park and amphitheater is in need of approximately \$3-\$5 million dollars in repair and operates at a loss of approximately \$850,000 a year.

3. 6.33 Acre Parcel -

The balance of the acreage of the LWCF investment in Metropolitan Park, this area is scheduled to become a part of the “Kid’s Kampus” project. It is currently in use as a parking area.

The City’s plan is to expand the park from 9.12 acres to over 20 acres. The park expansion would be accomplished by incorporating the existing footprint of Metropolitan Park with a .72 acre parcel from Channel 7, and some acreage from parcel #3 of the conversion package. An additional 10.80 acres was purchased by the City in the late 1980's and will be developed into an adjoining riverfront park (called the “adjacent park”) and containing a \$1 million dollar outdoor Shakespearean Theater, for outdoor plays, festivals, etc., a Kids Kampus Park, a new riverwalk and public access area, and an already existing Fire Station Museum.

The City plans to renovate, modernize, and upgrade the current amphitheater on the 9.12 acre parcel. The seating capacity will remain the same (17,000), but numerous public amenities and improvements (e.g., new restrooms, some covered seating, etc.) are planned. Once completed, the renovated amphitheater will increase public use and access and will host the following: (1) a Jazz Festival (up to 6 dates a year), sponsored by Channel 7, (2) the “Starry Nights” concert series (up to 5 dates a year), sponsored by the local symphony, (3) free concerts, (4) an annual charity event, for the benefit of local charities, (5) 25-30 City sponsored concerts, and (6) non-concert activities, such as high school graduations, church revivals, 4th of July fireworks, educational program, etc.