

## SUMMARY OF CONCLUSIONS

The analyses of the downtown traffic and economic impact of the proposed Commodore Point Bridge, as discussed in the two sections of this report which follow, have yielded the following basic conclusions:

1. The overall effect on traffic conditions will be a re-orientation of traffic entering and leaving the downtown area, relieving congestion related to the Main Street Bridge and adding to the volume of traffic on connecting east-west streets. All problems encountered in accommodating this traffic pattern shift can be surmounted without great difficulty.
2. Traffic increases on the east-west streets will not seriously interfere with north-south movements on Main, Ocean, Newnan, Market and Liberty Streets, provided appropriate measures are taken to facilitate re-oriented traffic movements with certain improvements to the east-west streets and changes in the traffic signal system.
3. Current growth of traffic in Downtown Jacksonville indicates that certain problems will be encountered within ten to twenty years, with or without the proposed Bridge. Solutions to these problems will require substantial increases in off-street parking space, removal of much curb parking, and, ultimately, the development of new major traffic-carrying facilities.
4. The development of one-way, east-west arterial links connecting downtown Jacksonville with the proposed Bridge will almost certainly result in substantial increases in property values in the areas between and adjacent to such streets; there would be no negative economic impact.
5. The most noticeable single positive effect will be on the land use and economics of the downtown area east of Main Street. This is the area which is most in need of upgrading and which has experienced greatest depreciation in building structures. This area would experience significant improvements in property values, tax revenues, land use, and type of construction.
6. The prosperity and growth of the business district core is in imminent danger of being choked off by lack of adequate accessibility, particularly from areas to the south and east. The proposed Bridge would have a very constructive effect by increasing total accessibility materially and nearly doubling accessibility from the south and east.
7. Full realization of potential benefits to businesses and all other activities in downtown Jacksonville is dependent on the extent to which City administrators and downtown business interests combine forces to develop and carry out off-street parking programs, traffic operational improvements and whatever ultimate major improvements may be required to increase accessibility and to facilitate vehicular movement and parking within the business area.