

sibility. Therefore, if adequate street and parking capacity were available, the new bridge and connections would provide the added access to downtown necessary to create a resultant upsurge in downtown sales. A review of all available facts related to existing accessibility reveals that the total accessibility would be increased materially, probably by as much as 25 percent, and that the accessibility to the south and east would be nearly doubled by the presence of the proposed Bridge.

Conclusions; Economic Impact

Without repeating details, the above analyses lead to these conclusions of this study :

1. As demonstrated by the 1952-1962 assessment patterns and supported by various sales transaction figures, the Commodore Point Bridge and approaches should result in significant improvements in property values, tax revenues, land use, and type of construction in the Jacksonville CBD east of Main, and particularly in Areas C and D from Main east to Washington between Bay Street on the south and Ashley on the north.
2. The CBD west of Main will continue to show increased retail volume, property values, tax revenues, land use, and im-

proved type of construction, *only* if appreciably better access is provided soon for :

- a. Optional trips from residential areas to destinations within this downtown core area.
 - b. Trips for shopping or for visits to business and professional people, and service firms from throughout Jacksonville's large trade territory.
3. The continuing prosperity, and to a certain degree even maintaining the present importance of the Jacksonville CBD, is immediately dependent upon better access from outlying areas, better diversion of through traffic around the CBD, and adequate parking throughout the downtown area.
 4. The planned Commodore Point Bridge and system of approaches appears to offer at this time the most effective feasible aid to all of these situations, since it would provide substantially better access to and from the most rapidly growing residential areas of Jacksonville and on to the population centers at the beaches. In order for Jacksonville to gain the optimum benefits from the proposed extension, however, it will be necessary to implement an expansion of off-street parking facilities in the CBD to handle the potential increase in optional traffic with downtown destinations.