



EMERALD CITY

In the heart of it all, a new concept in "green" community development

Emerald City's attractive location, ample amenities and sustainable design combine to create a vibrant, rich and appealing place to live, work and play in the City of Palm Bay. Located at the future Interchange of Interstate 95 and Palm Bay Parkway, Emerald City will provide a mixed-use downtown with diverse residential housing, retail shops, professional offices and a medical campus, as well as a research park to support the city's southern economic growth corridor.

The new urbanist-inspired community will allow today's families, active adults and senior residents to enjoy the best aspects of life, with shorter commute times to shopping and work, greater access to recreational activities, quality health care, and a strong sense of community. Emerald City will be composed of authentic, traditional neighborhoods with walkable streets and useable parks, as well as complex urban places with distinctive architecture, lively street-scapes and desirable amenities. There will be a variety of housing options for people of every life stage and income level.

Residents will be inspired to socialize through community enrichment and environmental educational programs, and the beauty of the area's natural legacy will be only a short walk away from every doorstep.

community is integrated with the natural environment.

With over 1.7 million square feet of institutional, office, retail, medical and research use and 3,500 homes of diverse types and sizes, Emerald City is the ideal concept of sustainability—the notion that a community can meet human needs now and in the future, while maintaining equilib-



rium with the natural environment. Building techniques that use less water and energy, a development pattern that allows residents to drive less, the use of renewable energy sources and reclaimed water, and a comprehensive recycling program will all be part of Emerald City's efforts to mitigate the byproducts of development.

For high tech businesses, forward thinking research organizations, and technologically advanced manufacturing facilities, Emerald City Research Park will provide an inviting business climate with a dense concentration of enterprises and highly talented workforce.

For the safety and convenience of the future residents and businesses, Emerald City will include government offices and services such as libraries, public safety annexes and recreation centers.

Opportunities for charter schools and colleges are provided within the downtown campus, which will be conveniently located adjacent to the residential areas. Within the City of Palm Bay, the Palm Bay Community Charter School and Municipal Charter High School are committed to academic growth for every student through a rigorous school-wide curriculum that focuses on academic excellence with superior access to technology, interactive focus on science, and immersion in community leadership.

Emerald City and Health First, Florida Space Coast's top health care provider, are in discussions to create a medical campus within downtown to provide a range of services. Emerald City will provide wellness and diagnostic services for the community and integrate independent and assisted liv-

ing centers. Creating a unique opportunity for the City of Palm Bay residents, Health First is dedicated to improving the health and well being of older adults in Brevard County by increasing the availability of high quality health services across the care continuum.

Producing over 6,000 jobs at build-out, one of the most important aspects of Emerald City's sustainability is the variety and range of opportunities for employment. From small boutique shops, medical services and professional offices to world class business and research companies, a variety of job opportunities will be created by the development of Emerald City.

This approach to community building in Palm Bay's newest green community will promote the economic health of the region, the vitality of the area's natural systems, and a high quality of life for residents. Emerald City will provide businesses, residents, employees and visitors an opportunity to live, work and play in the heart of it all.

For more information, visit www.emeraldcity-florida.com or contact us at 1-305-446-0406.



1-95 and Palm Bay Parkway • Palm Bay, FL
www.emeraldcity-florida.com

sustainable living  welcoming community  ample benefits  inviting location



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