

City of Clearwater
Community
Meeting #4

December 10, 2015



Project Team

City of Clearwater

- Katie See, Project Manager – Senior Planner, Planning & Development Department

Consultants

- Stantec – Data Collection & Analysis, Agency Coordination, Public Engagement, Master Plan
- Lakemont Group – Market Assessment
- Moffatt & Nichol – Seminole Boat Ramp Assessment
 - Marine/Municipal Waterfront Master Plan “Comprehensive Boating Plan”



Plan Development Process

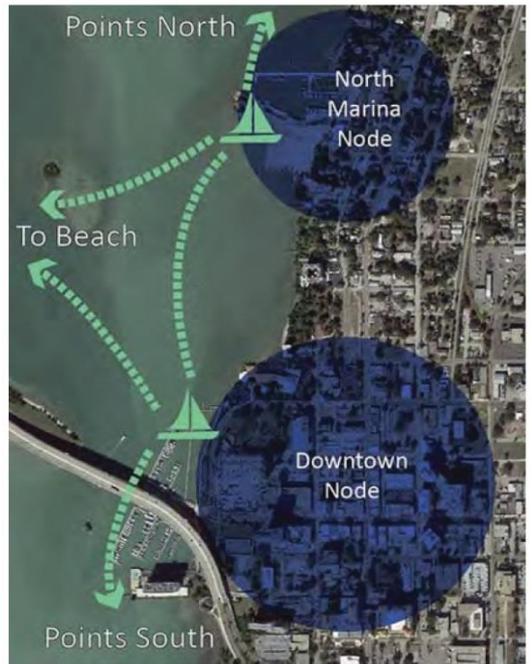




Master Plan Guidance

ULI Advisory Panel Report

- Create a destination
- Provide greatest value to neighborhood residents & City
- Locate waterfront restaurant
- Enhance Old Bay historic houses
- Provide mixed-income housing types





Master Plan Guidance

ULI Advisory Panel Report

- Expand Seminole Boat Ramp park space
- Retain boat launch and docking facilities
- Review proposed high & dry boat storage
- Explore school as community center
- Protect the bluff views
- Connect to Pinellas Trail





Comprehensive Boating Plan

Study Objectives

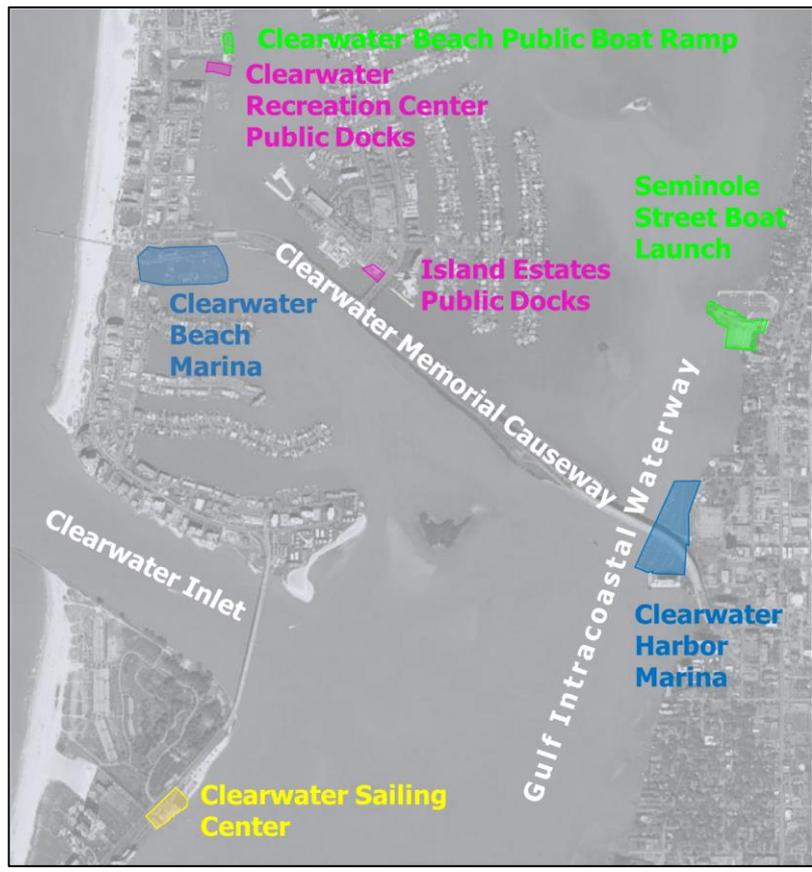
- What are the necessary components of a “boating center” to activate the Harbor and support Downtown redevelopment?
- What components of the “boating center” are present today and are they properly placed within a coordinated plan?
- What components of a “boating center” are missing and where should they be located?



Marina Market Summary

- Clearwater is a desirable boating area with high boat traffic
- More boat slips are desired near Clearwater
- Boating access is not restricted – there are many places for boating access and many boats that are looking for places to visit

City Boating Facilities





Destinations Evaluated

Eastern Seaboard

- Annapolis
- Charleston
- Savannah

Florida

- St. Petersburg
- Sarasota
- Naples
- St. Augustine
- Destin





Destination Needs

- Boat slips available for visitors
 - Slips are like parking lots. They are needed, but they are not what attracts boaters.
- Convenient location for a lot of boats with good boating access
 - Along a popular boating route
 - Near an inlet
- Public facilities (restrooms, information)
 - Makes it easy for people/families to stay



Destination Needs

- Attractions /something to do when they get there
 - Art
 - Restaurants/bars
 - Hotels
 - Activities
 - Child-friendly outdoor play
 - Views (from various heights)





Seminole Boat Ramp

Recommendations

- Provide opportunities for non-boaters
 - Enhanced park (seating, landscaping, views)
 - Paths/walkways & wayfinding
 - Safe for families
- Enhance functionality for boaters
 - Enhanced marine store
 - Restrooms
 - Additional staging docks
 - Trailer queuing lane





Seminole Boat Ramp

Recommendations

- Add an “attractor”
 - Destination waterfront hotel
 - Restaurant
- High and dry boat storage is not an attractor and is not needed to make Clearwater a “boating destination”
- High and dry would satisfy some demand for additional slips/boating access in Clearwater





Comprehensive Boating Plan

Next Meeting

Wednesday, December 16, 2015

5:30 PM to 7:00 PM

Clearwater Downtown Library

100 N. Osceola Ave, Clearwater, FL 33755

Contact:

Mike Herrman (Moffatt & Nichol)

mherrman@moffattnichol.com



Master Plan Research

Market Assessment: Development Potential

- For-Rent workforce housing east of Fort Harrison Ave
- For-Sale residential with clear view of water
- Small hotel & other uses (non-industrial) that support marina
- Retail/commercial/office 55,000 SF
- Restaurants with water views (market spends more going out to eat than eating at home)

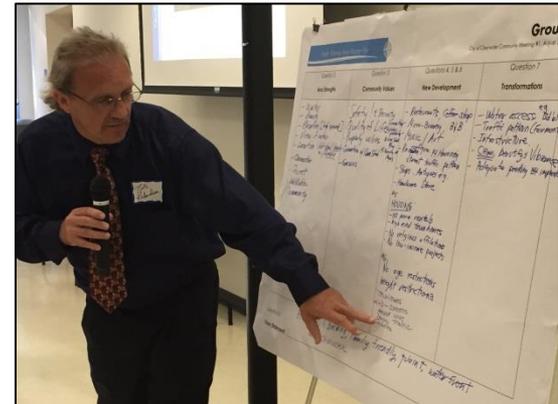




Community Engagement

Discussions & Surveys

- Stakeholder Committee
- Online Surveys
- Community Meetings
 - Vision Statement
 - Design Charrette/Group Concepts
 - Scale of Development
 - Feedback on 3 Scenarios





Community Vision Statement

How this area will be described in the future.

The North Marina Area is a vibrant waterfront community on Clearwater Harbor.

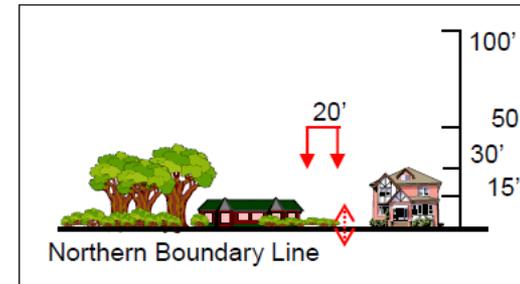
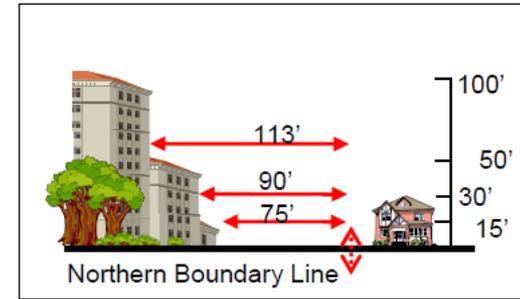
- ≈ With a variety of uses, it attracts residents, businesses, visitors, and the boating community.
- ≈ It is unique, charming and peaceful, with historic character and culture.
- ≈ It promotes a healthy, active, social, family-friendly, and environmentally-responsible lifestyle.
- ≈ It is a safe and fun place to live, work, and play, day and night.



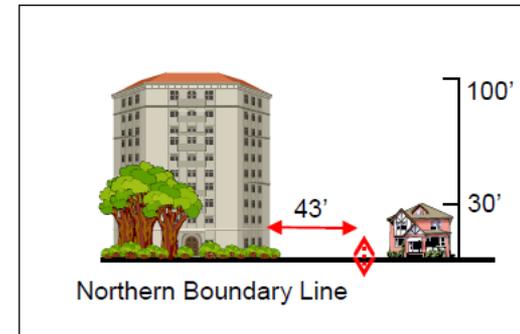
Concept Development

Considerations

- Owner-occupied homes
- Property-owner plans
- Historic homes
- Compatible uses
- Lease agreements
- Land topography
- Views of water and bluff
- City's Downtown Redevelopment Plan design guidelines & transition rules
- Other City codes & policies



Appropriate: Old Bay character district – east of mean highwater line



Appropriate: Old Bay character district – west of mean highwater line

Preferred Concept Elements

- Commercial/office: 55,000 SF
- Hotel: 100 rooms + 4,000 SF private event space
- Academic: 7,500 SF (marine/maritime school)
- Residential total: 190 units*
 - Apartment: 100 units
 - Single-family detached: 20 units
 - Duplex: 20 units
 - Townhouse: 40 units
 - Live/Work: 10 units

*does not include 76 units at Garden Trail Apartments



Preferred Concept Elements

Parking based on typical market demand:

- 3 spaces/1,000 SF for commercial
- 1.5 spaces/unit for multi-family residential units
- 1 space/hotel room

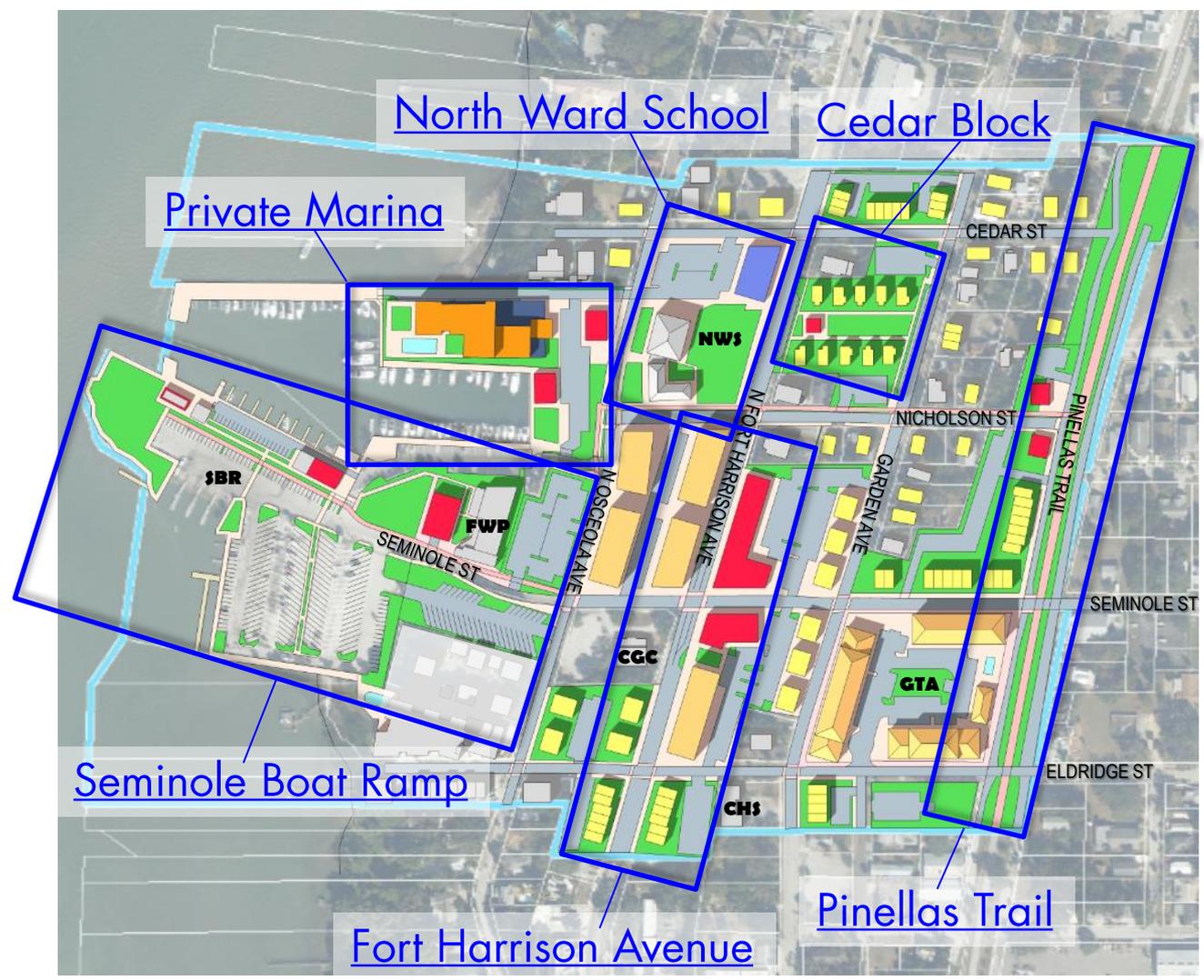
240 surface & 120 garage spaces

Parking screened, hidden from view





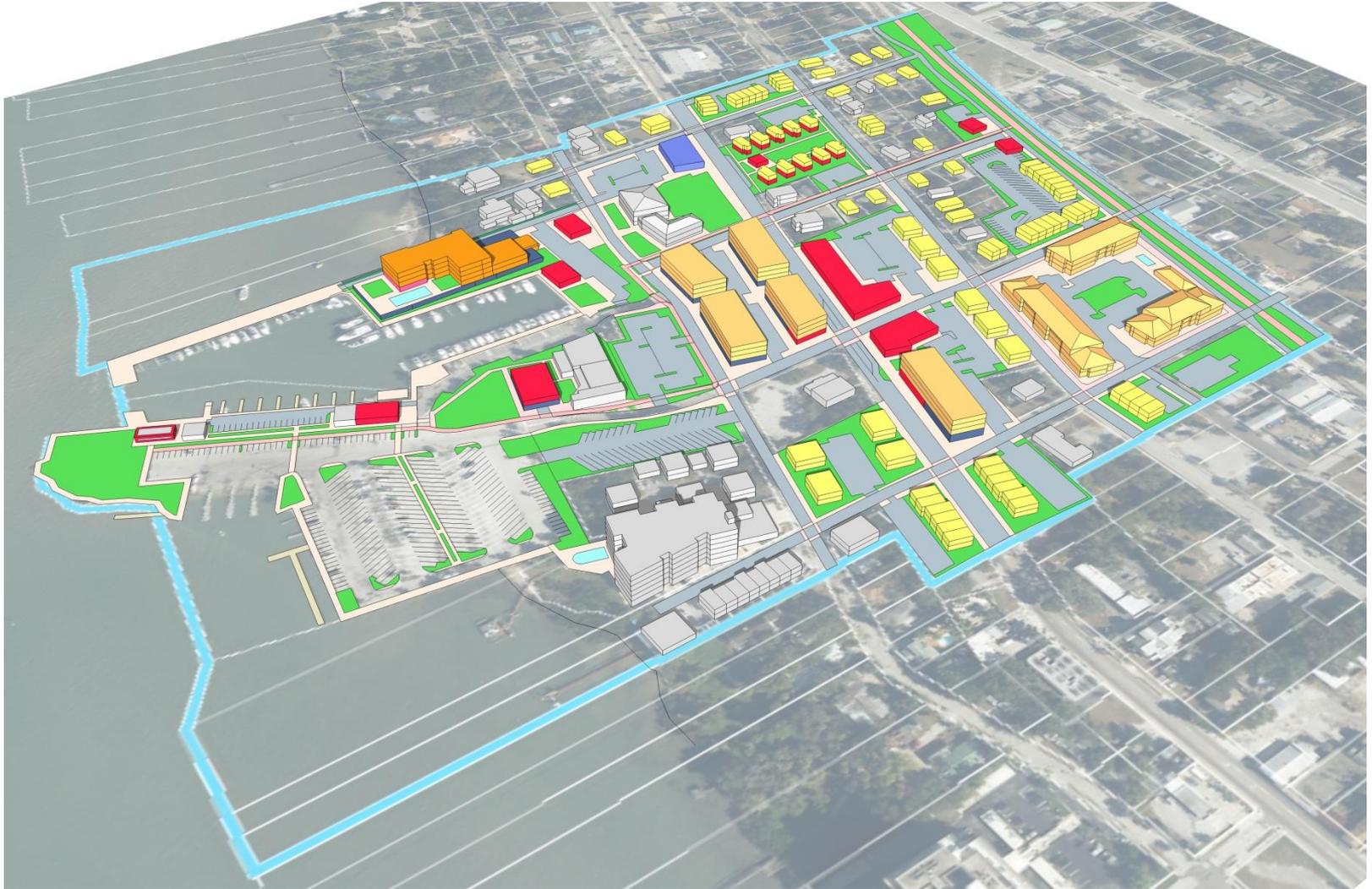
Preferred Concept





Preferred Concept

View looking northeast





Preferred Concept

View looking east from water





Preferred Concept

View looking south





Preferred Concept

View looking west





Seminole Boat Ramp

Public Enhancements

- Waterfront boardwalk
- Multi-use path connection from trail
- Outdoor picnic areas
- Public art/play sculptures
- Flexible lawn/green space
- Space for outdoor events and music





Seminole Boat Ramp

Public Enhancements

- Francis Wilson Playhouse remains with exterior improvements
- Partnership for restaurant on City land
- Trolley, bus, ferry services
- New and improved boat trailer and car parking
- Environmental information displays
- Stormwater treatment





Seminole Boat Ramp

Private Investment

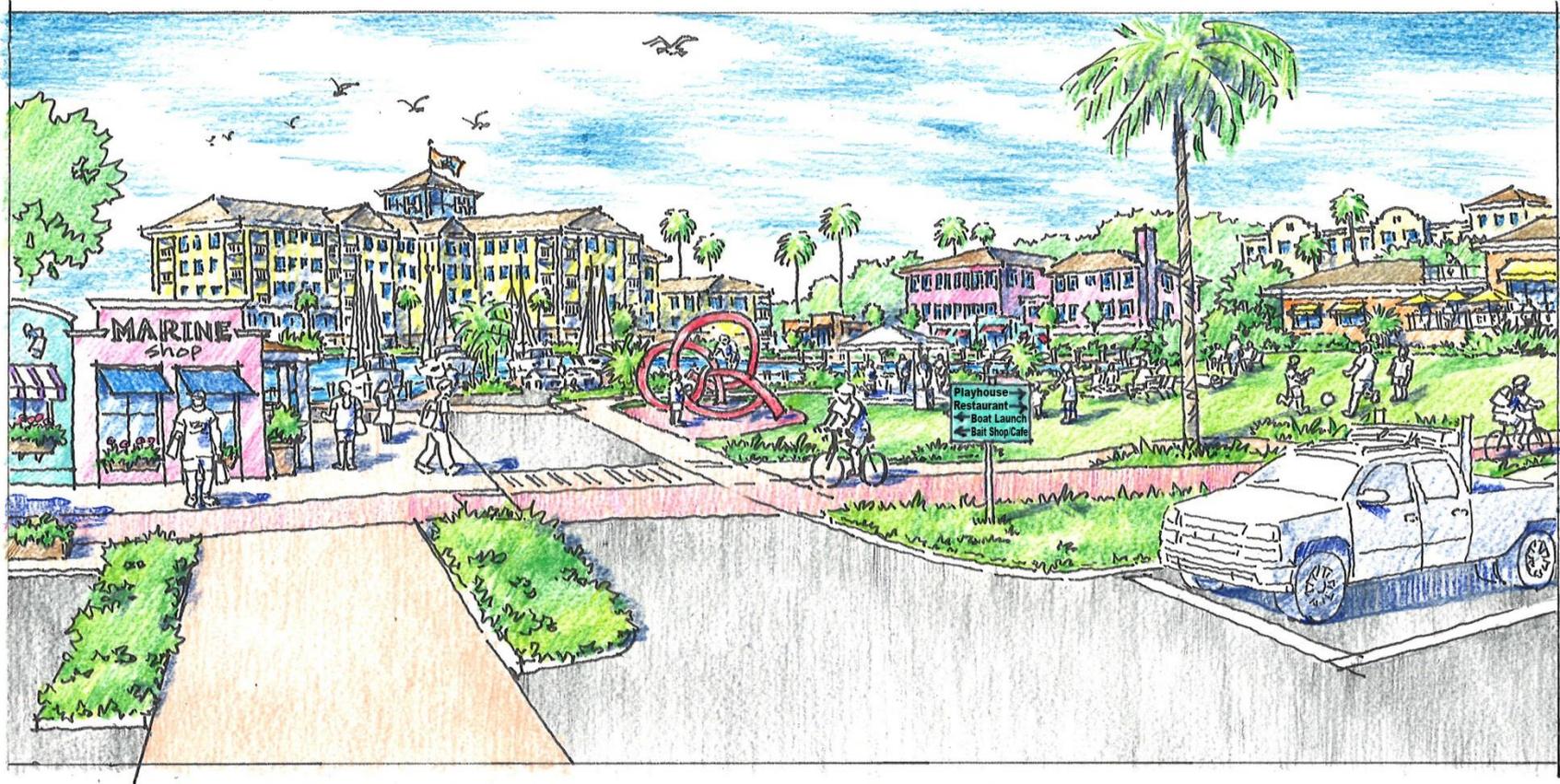
- Restaurants with waterside views
- Casual dining/grab-and-go food
- Bait and fishing supplies, marine-related merchandise
- Small watercraft rentals (kayak, paddle board, electric boat, etc.)
- Restrooms, wet slips for hourly boat parking





Seminole Boat Ramp

View looking northeast from parking lot





Private Marina



- Hotel (~100 rooms)
- Private event space
- Commercial uses
- Attract people to area
- Development complies with Old Bay Character District Transition Area



Example Scale of Development



North Ward School

Options for Compatible Programming

- Marine/maritime school (could be a charter school or higher-education satellite campus)
- Cultural arts center
- Performing arts shows (auditorium) & classes
- Youth focus
- Visual arts & crafts classes
- Art gallery, museum
- Outdoor event space
- Butterfly garden
- Playground





Cedar Block

Bounded by Cedar St, Fort Harrison Ave, Garden Ave, & Nicholson St

- Synergy with school site
- "Makers Courtyard"
- Live/work units
- Shops & galleries
- Small outdoor event space
- Farmer's market
- Community garden
- Kitchen incubator
- Cooking classes



Union Kitchen Incubator in Washington, D.C.



Fort Harrison Avenue



- Mixed-use corridor
- Single-use or multi-use buildings
- Building entries face the street
- Walkable
- Top of bluff (30' elevation)
- Views from mid-rise buildings





Fort Harrison Avenue



- Storefronts
- Seating
- Wide sidewalks
- Landscaping





Fort Harrison Avenue



South of Cleveland Street



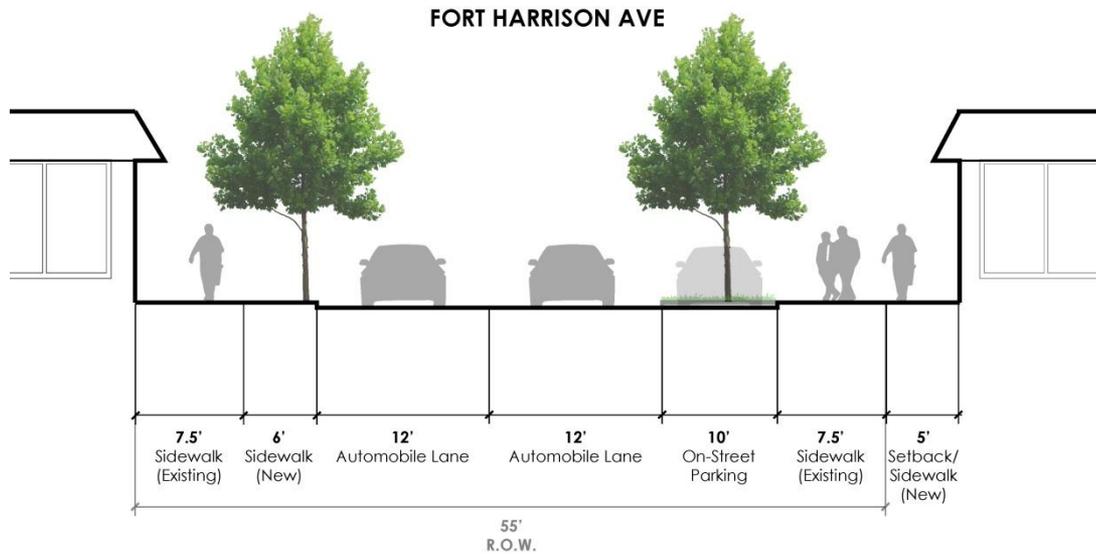
North of Cleveland Street

Recommended

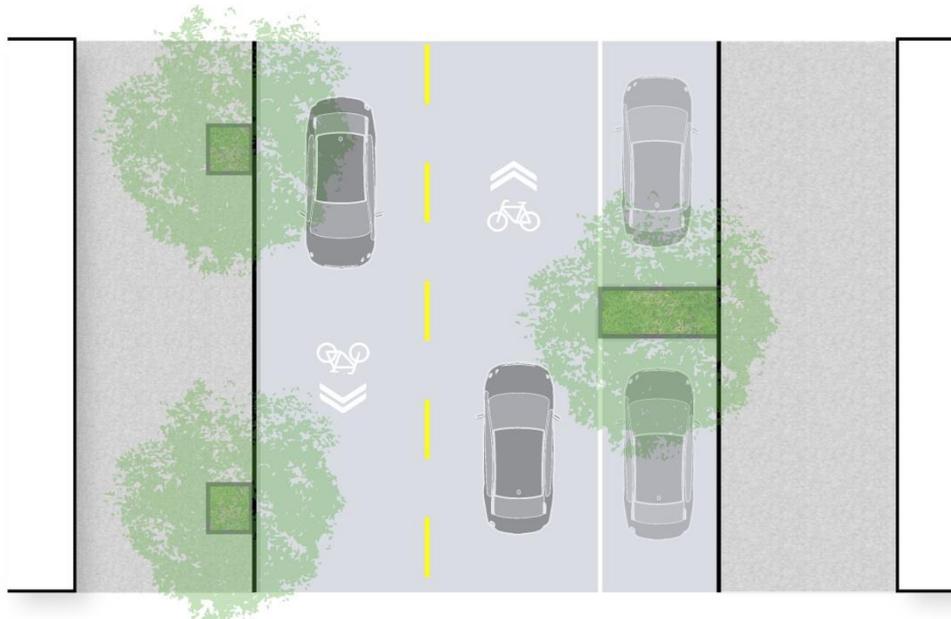
- Wider sidewalks like south of Cleveland Street
- 5' building setback on east side (by Developer)
- Add on-street parking with landscaping on east side (by City)



Fort Harrison Cross-Section



- Reduce travel lanes from 13.3' to 12'
- Remove middle lane
- Keep turn lanes at Seminole Street intersection, add left turn signal
- "Sharrow" marking shared bicycle lane





Fort Harrison Avenue

View looking north from Seminole Street





Pinellas Trail



- To improve safety for trail users, prevent car traffic on roads west and east of trail
- Affected roads are Spruce Ave/Railroad Ave & Blanche B Littlejohn Trail
- Maintain access for all parcels; portion between Cedar Street & Nicholson Street remains open

Legend

- Adjoined parcels
- Requires access
- Closed to car traffic



Pinellas Trail

- Improved linkage to Downtown
- Guardrails replaced with bollards and curbed landscaping
- Gateway sign, safety lighting
- Solar power pedestrian crossing signs
- Green linear park space
- Play areas, rock climbing wall
- Small restaurant or café
- Bicycle rentals
- Trail connection to Seminole Boat Launch





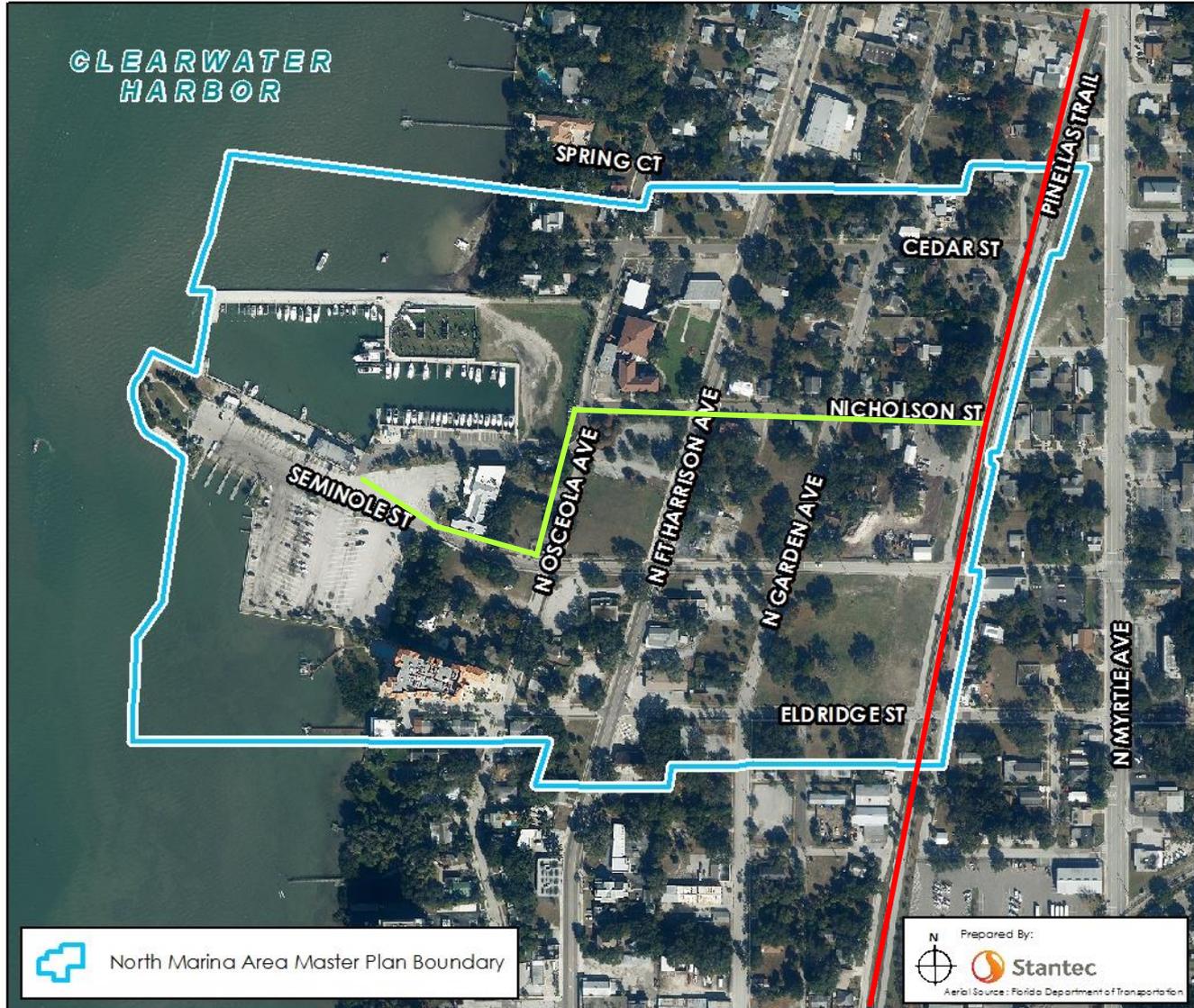
Pinellas Trail

View looking southwest from trail near Nicholson Street



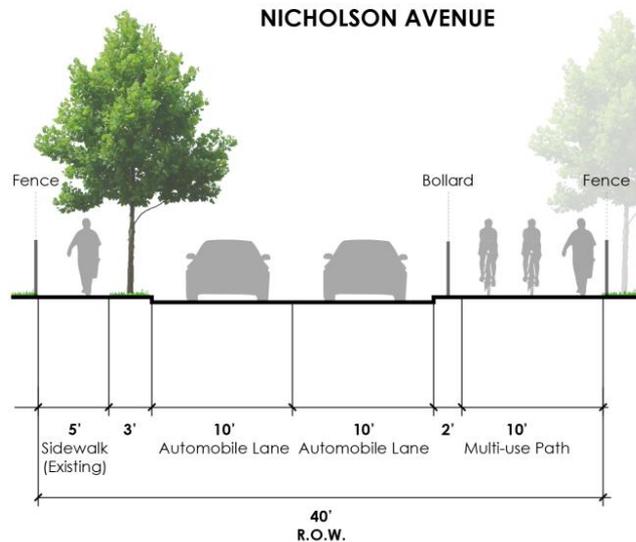


Trail Connection

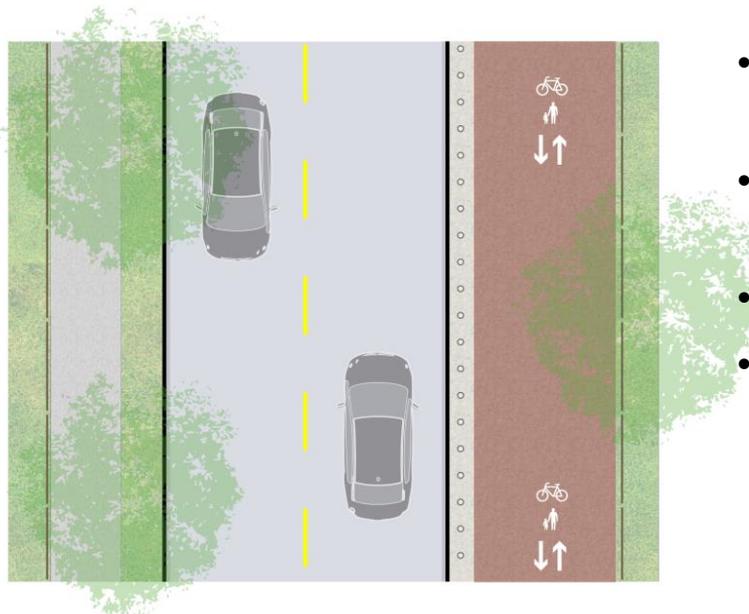




Nicholson Cross-Section



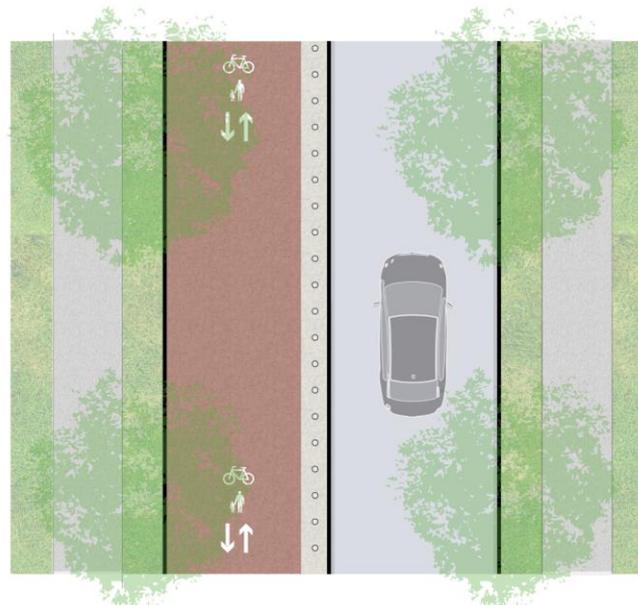
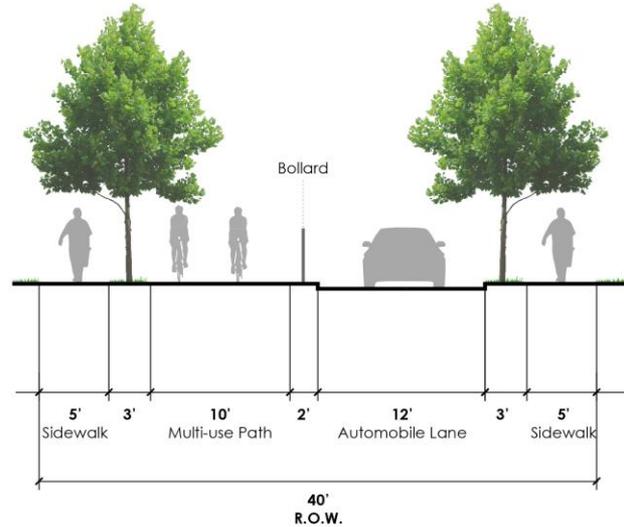
- 24' paved existing
- Reduce travel lanes from 12' to 10' wide
- North curb moves to add multi-use path
- Raised curb and bollards for cyclist safety
- Special pavement for 10' multi-use path
- Underground overhead utilities
- Streetlights on south side
- Pedestrian crossing signals at Fort Harrison Ave & Osceola St





Osceola Cross-section

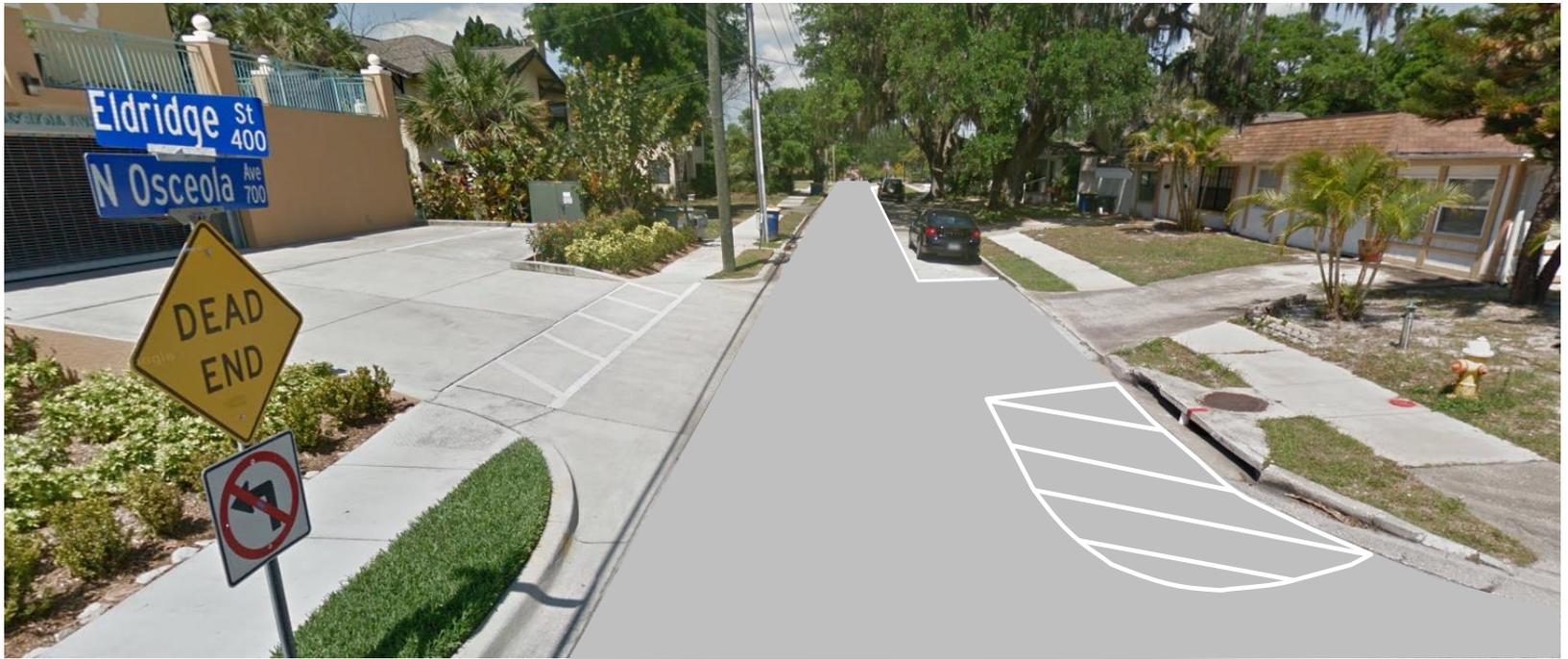
OSCEOLA AVENUE
BETWEEN NICHOLSON STREET AND SEMINOLE STREET



- Two-way 24' paved existing in this block
- Convert to one-way car travel with 12' lane
- Raised curb and bollards for cyclist safety
- Special pavement for 10' multi-use path
- Streetlights
- Pedestrian crossing signal at Nicholson St



Osceola Avenue



- Currently two-way between Eldridge St and Cedar St
- Convert to one-way to be consistent along entire street
- Designated on-street parking will slow down traffic
- Block between Nicholson and Seminole becomes bicycle trail to connect to water



Next Steps

- Plan Production including Preliminary Cost Estimates & Additional Implementation Strategies
- City Council Meeting – January 21, 2016, at 6:00 p.m.
- For more information, contact:

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Online engagement: Myclearwaterinput.com