



City of Clearwater

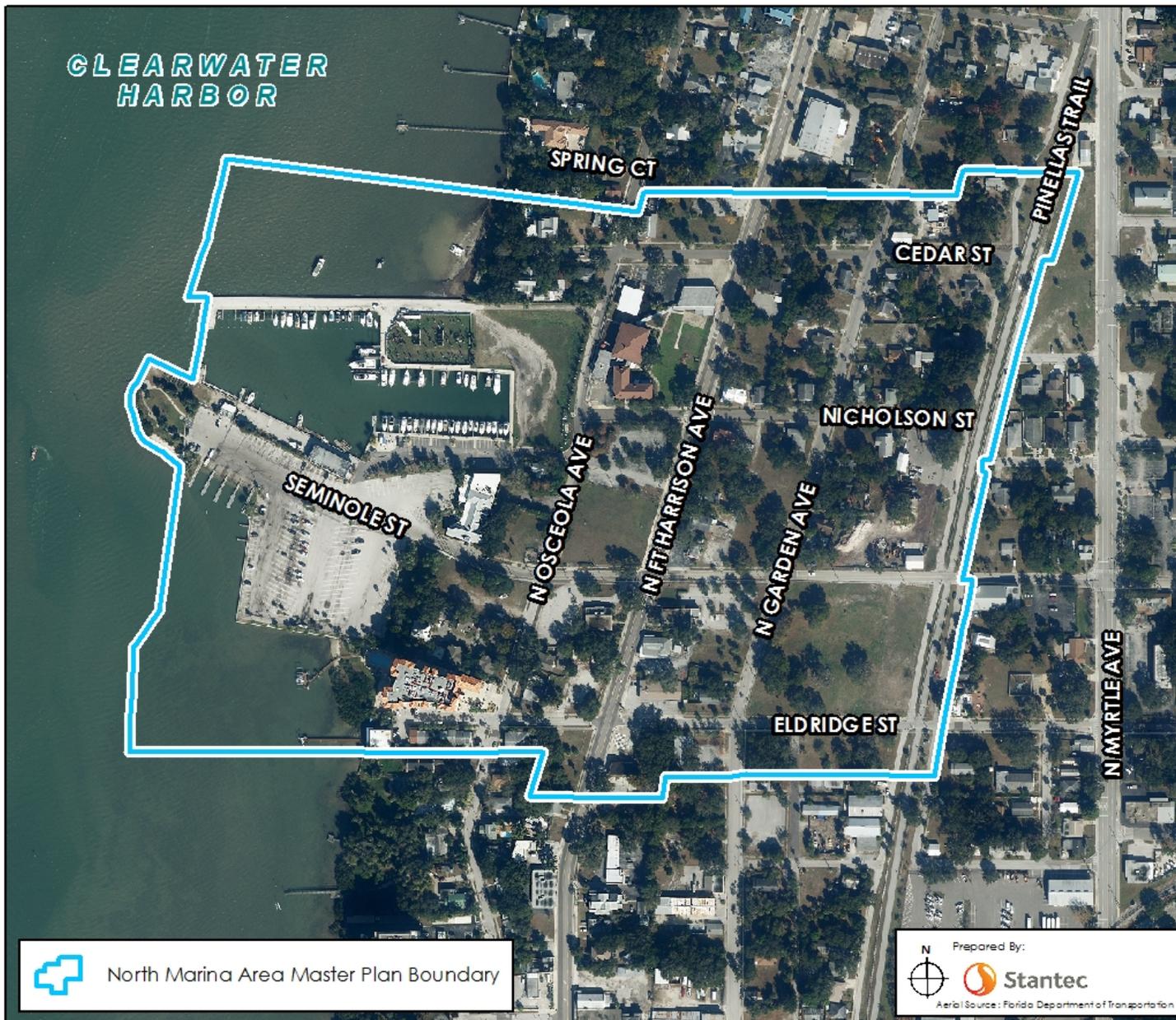
Community  
Meeting #3

Open House

October 20, 2015

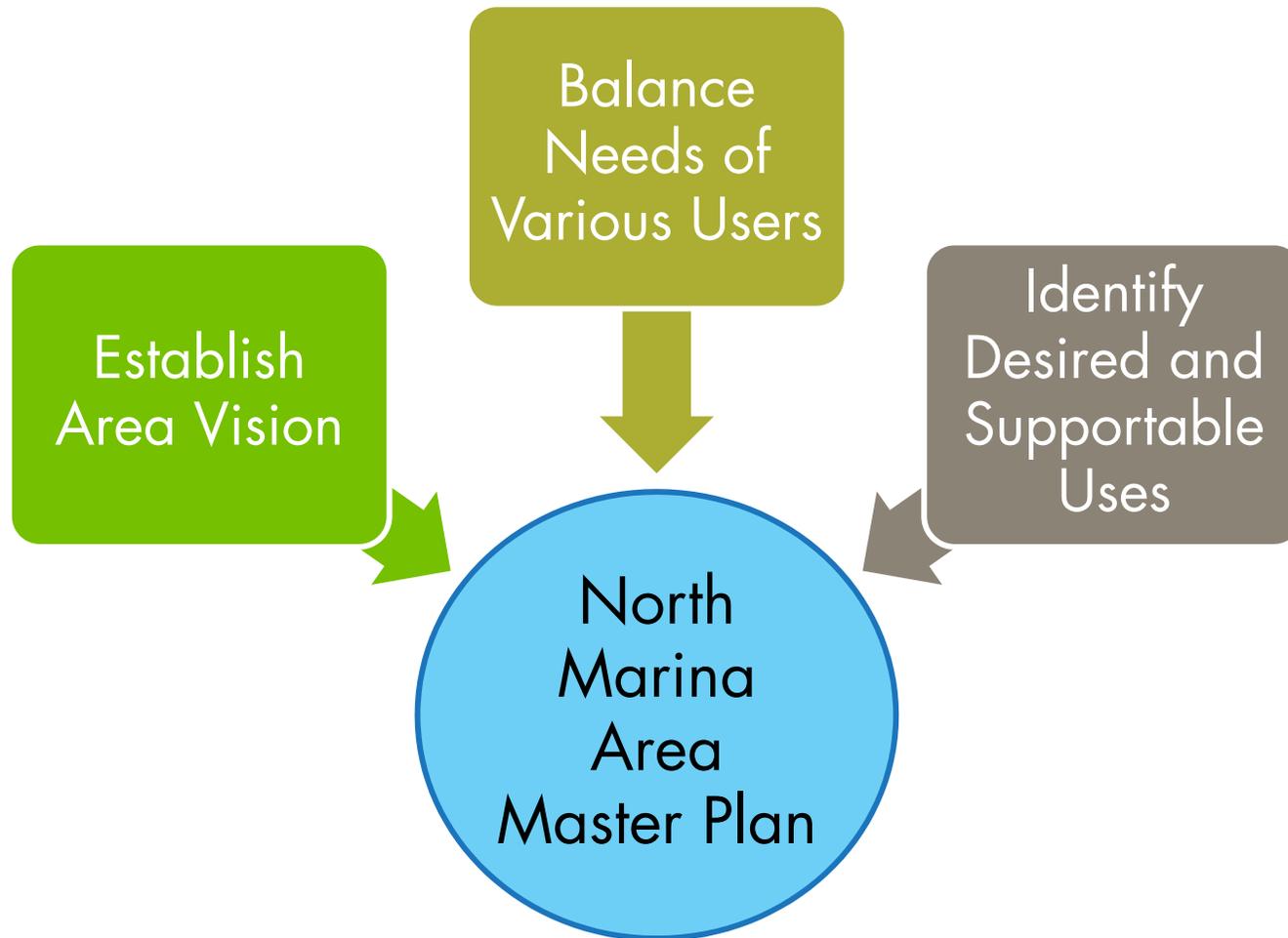


# North Marina Area





# Project Goals





# Project Team

## City of Clearwater

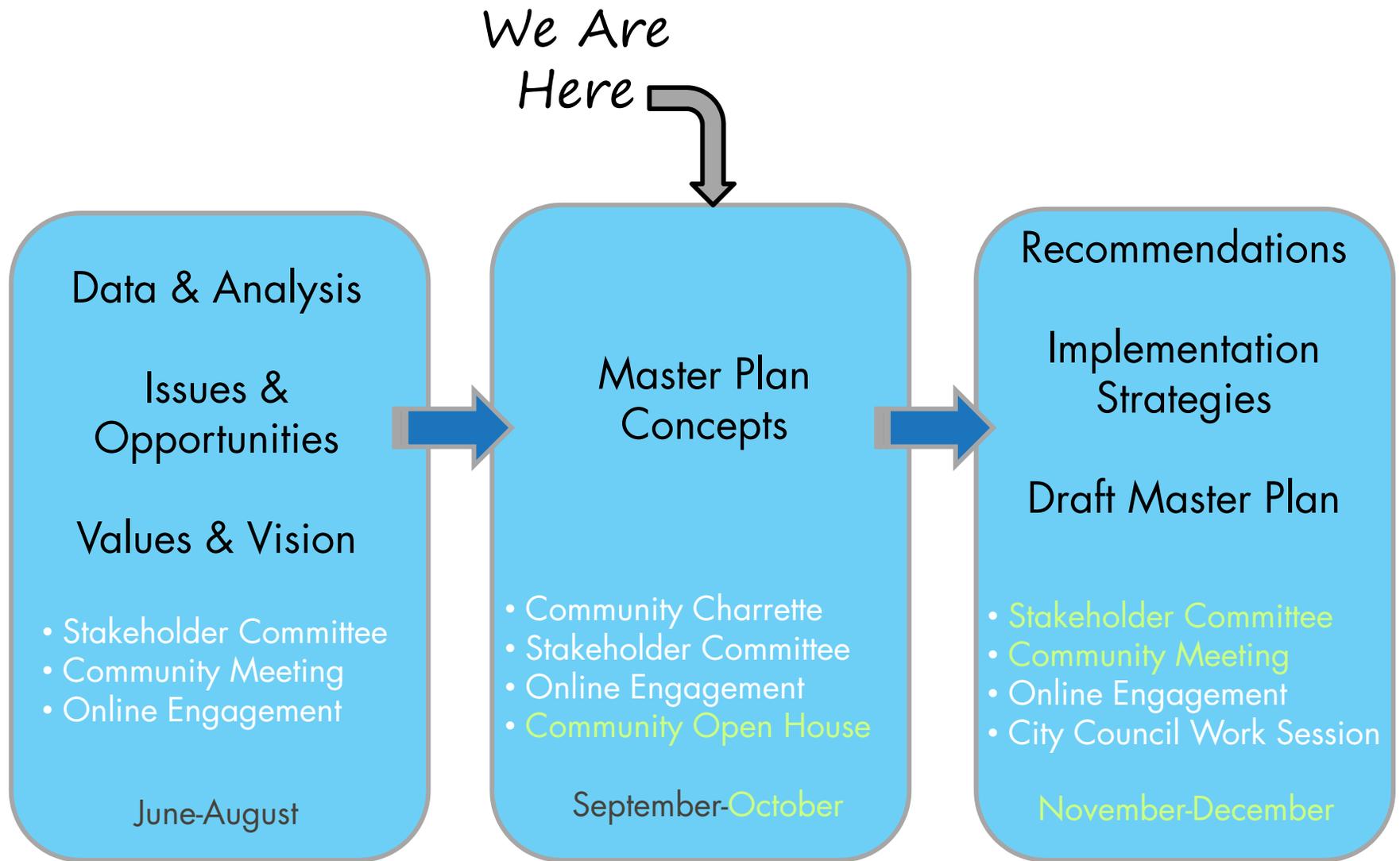
- Katie See, Project Manager – Senior Planner, Planning & Development Department

## Consultants

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



# Plan Development Process





# Tonight's Agenda

- Presentation
  - Overview of North Marina Area Project
  - Summary of Community Meetings #1 & 2
  - Creation of Scenarios
  - Scale of Development survey
  - Next Steps
- Open House
  - Review Scenarios on display boards
  - Complete Comment Forms before leaving





# Community Meeting #2

## Vision Statement Revised Draft for Review

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.



# Group Concepts 1-3

## Considerations:

- Features to protect
- Features to improve
- Public enhancements
- Private development





# Group Concepts 4-7





# Group Concepts 8-12





# Creation of Scenarios

## Considerations

- Group Discussions
- Group Concepts
- Comment Forms
- Online Survey Responses
- Market Assessment
- Owner-occupied homes
- Historic homes
- Property-owner plans
- Land topography





# Refinement of Scenarios

## Information Needed

- Comments Tonight
- Online Survey Responses
- Data from Marine/  
Municipal Waterfront  
Master Plan

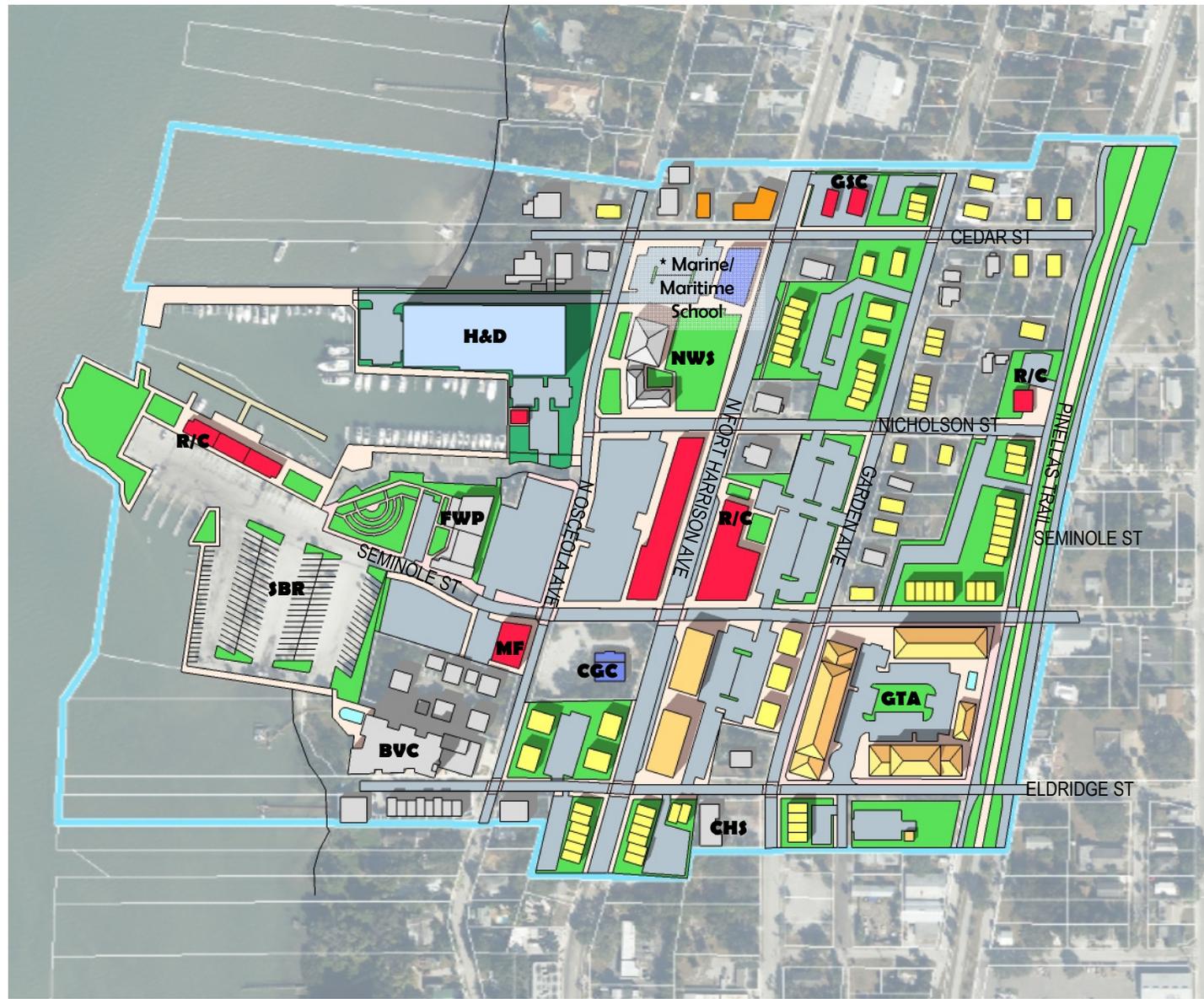
## Issues

- City codes & policies
- Property encumbrances
- Physical constraints
- Owner cooperation





# Scenario 1



### Building Type Legend

- Existing
- Residential
- Commercial/Office
- Hotel
- Private event space
- Community use
- Structured parking
- Park/green space

### Symbols Key

- H&D** Proposed High & Dry (68 feet tall)
- NW3** North Ward School (35 feet tall)
- FWP** Francis Wilson Playhouse
- SBR** Seminole Boat Ramp
- BVC** Bayview Condos
- CGC** Clearwater Garden Club
- CHS** Clearwater Neighborhood Housing Services
- GTA** Approved Garden Trail Apartments, 76 units (40 feet tall)
- GJC** Potential gas station & convenience store
- MF** Potential marina facility (could include boat wash)
- R/C** Potential restaurant/cafe

\* Marine / Maritime School could be a charter school or higher-education satellite campus



# Scenario 1

View looking northeast





# Scenario 1

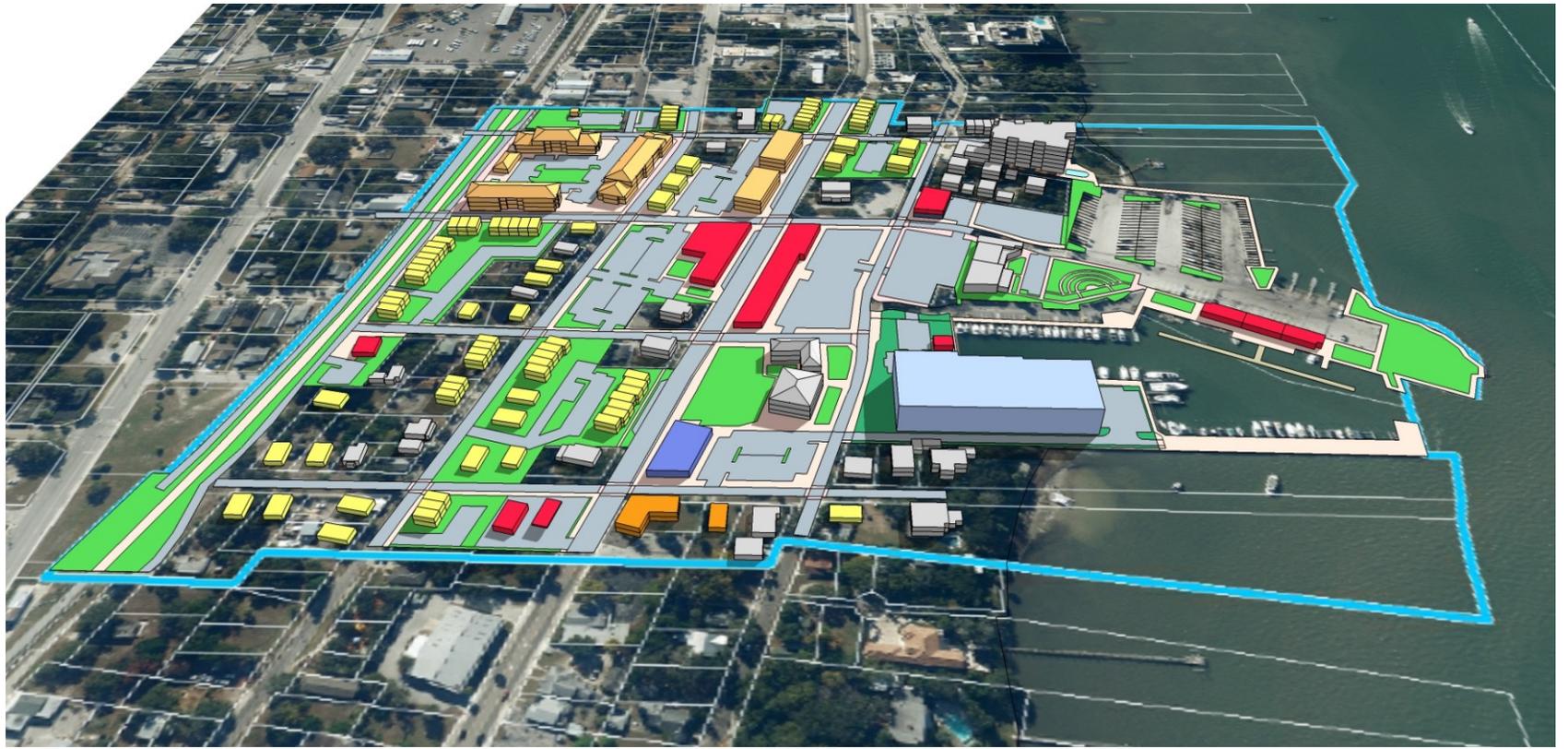
View looking east





# Scenario 1

View looking south





# Scenario 1

View looking west





# Scenario 2



### Building Type Legend

- Existing
- Residential
- Commercial/Office
- Hotel
- Private event space
- Community use
- Structured parking
- Park/green space

### Symbols Key

- NW** North Ward School (35 feet tall)
- FWP** Francis Wilson Playhouse
- SBR** Seminole Boat Ramp
- BVC** Bayview Condos
- CGC** Clearwater Garden Club
- CHS** Clearwater Neighborhood Housing Services
- GTA** Approved Garden Trail Apartments, 76 units (40 feet tall)
- MF** Potential marina facility (could include boat wash)
- R/C** Potential restaurant/cafe

\* Culinary Learning Center could include cooking classes and restaurant incubator kitchen



# Scenario 2

View looking northeast





# Scenario 2

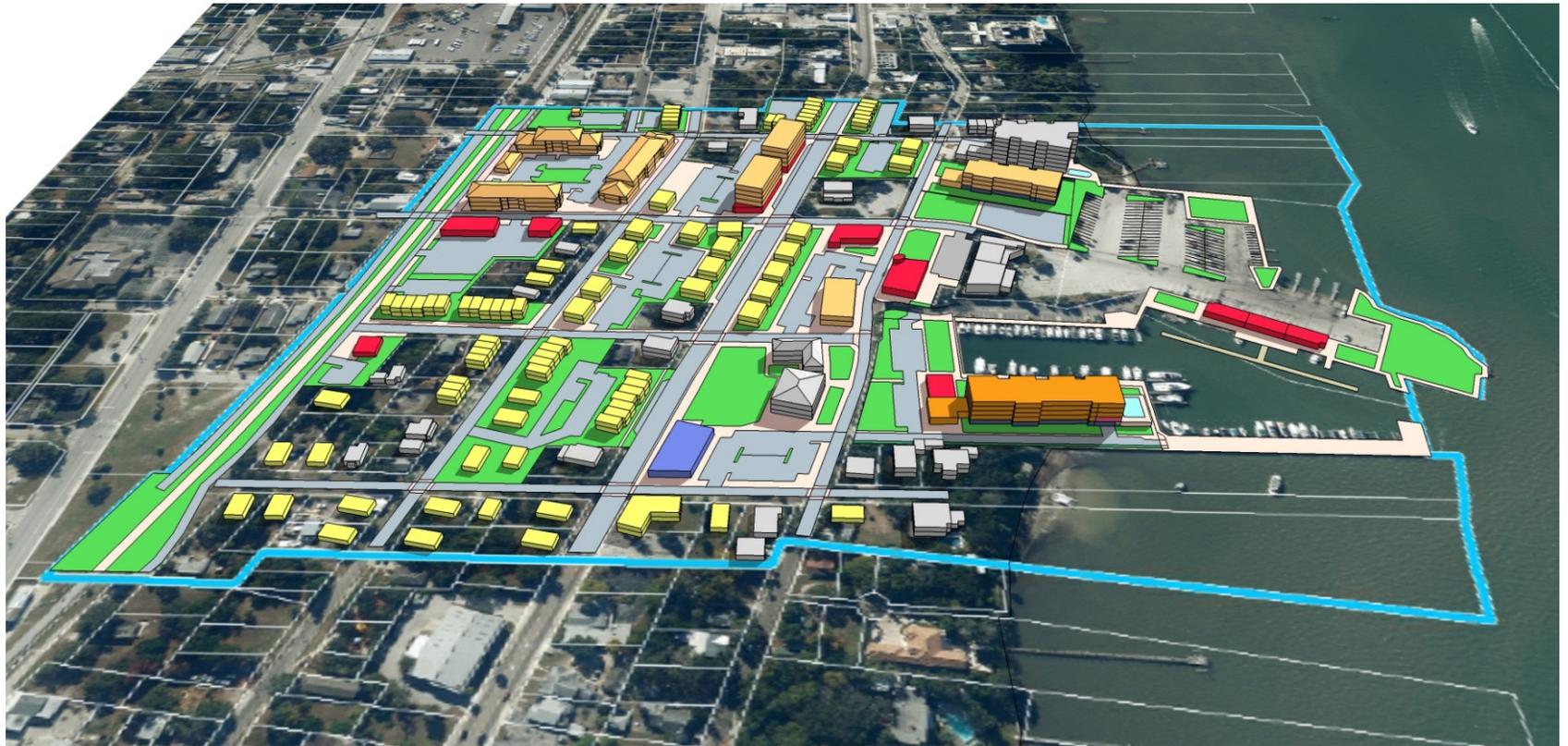
View looking east





# Scenario 2

View looking south





# Scenario 2

View looking west





# Scenario 3



### Building Type Legend

- Existing
- Residential
- Commercial/Office
- Hotel
- Private event space
- Community use
- Structured parking
- Park/green space

### Symbols Key

- NW** North Ward School (35 feet tall)
- FWP** Francis Wilson Playhouse
- JBR** Seminole Boat Ramp
- BVC** Bayview Condos
- CGC** Clearwater Garden Club
- CHS** Clearwater Neighborhood Housing Services
- GTA** Approved Garden Trail Apartments, 76 units (40 feet tall)
- MF** Potential marina facility (could include boat wash)
- R/C** Potential restaurant/cafe

\* Cultural Arts Center could include relocated Garden Club & Francis Wilson Playhouse



# Scenario 3

View looking northeast





# Scenario 3

View looking east





# Scenario 3

View looking south





# Scenario 3

View looking west



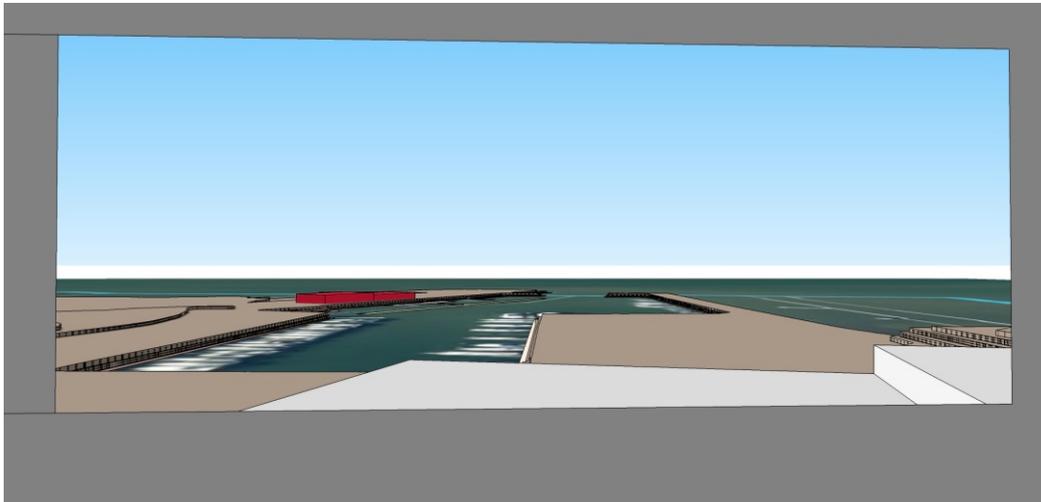
# View Analysis – North Ward School to High & Dry Site

## Existing Site Condition

North Ward School



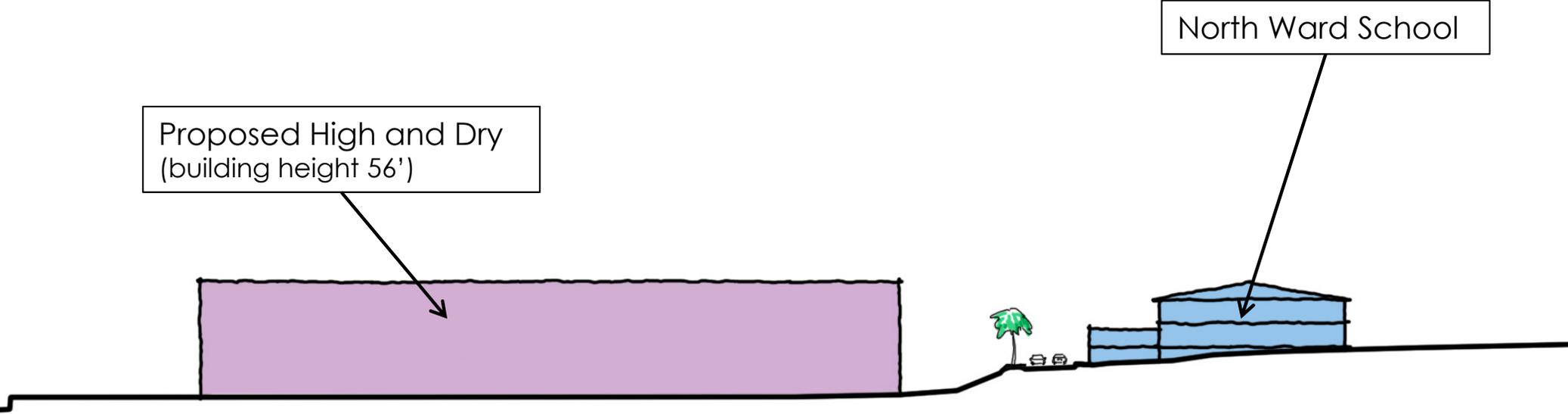
Section through the site to the Marina



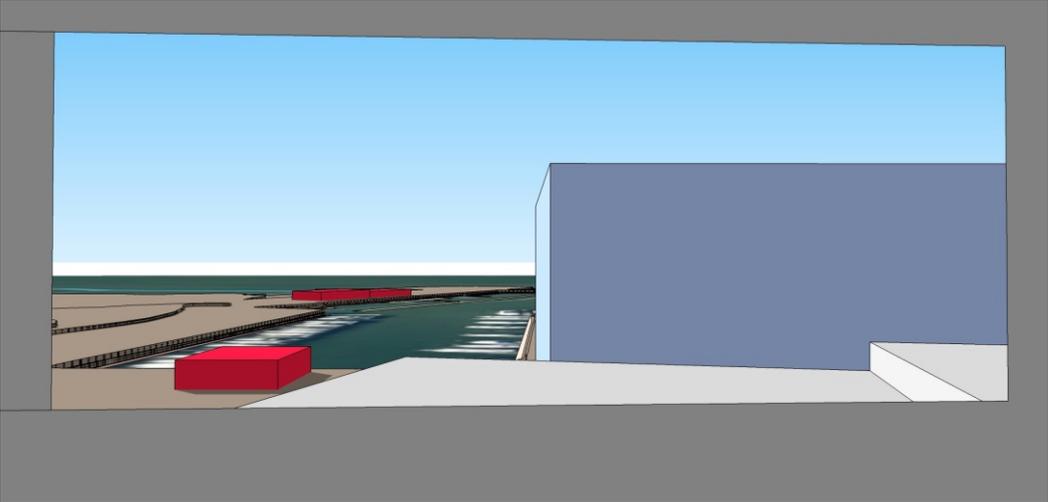
View to the Marina from the Window of the School

# View Analysis – North Ward School to High & Dry Site

With Proposed High & Dry



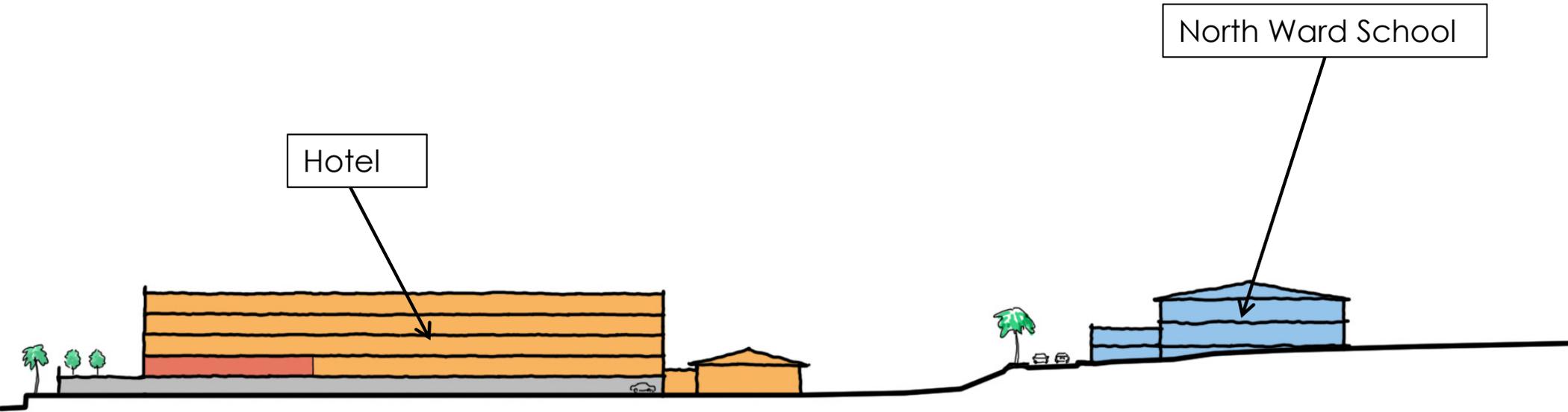
Section through the site to the Marina



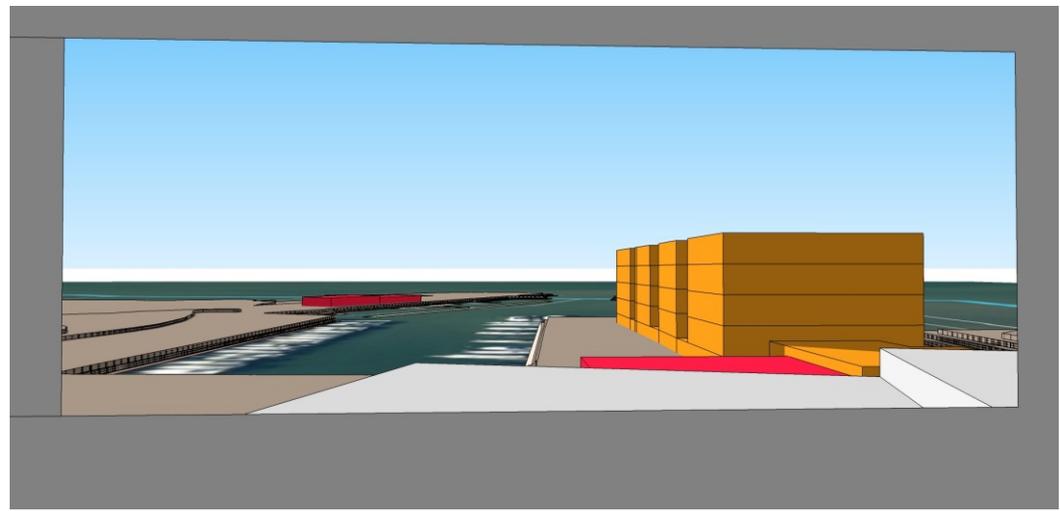
View to the Marina from the Window of the School

# View Analysis – North Ward School to High & Dry Site

With Potential Hotel (4-story over 1 level podium parking)



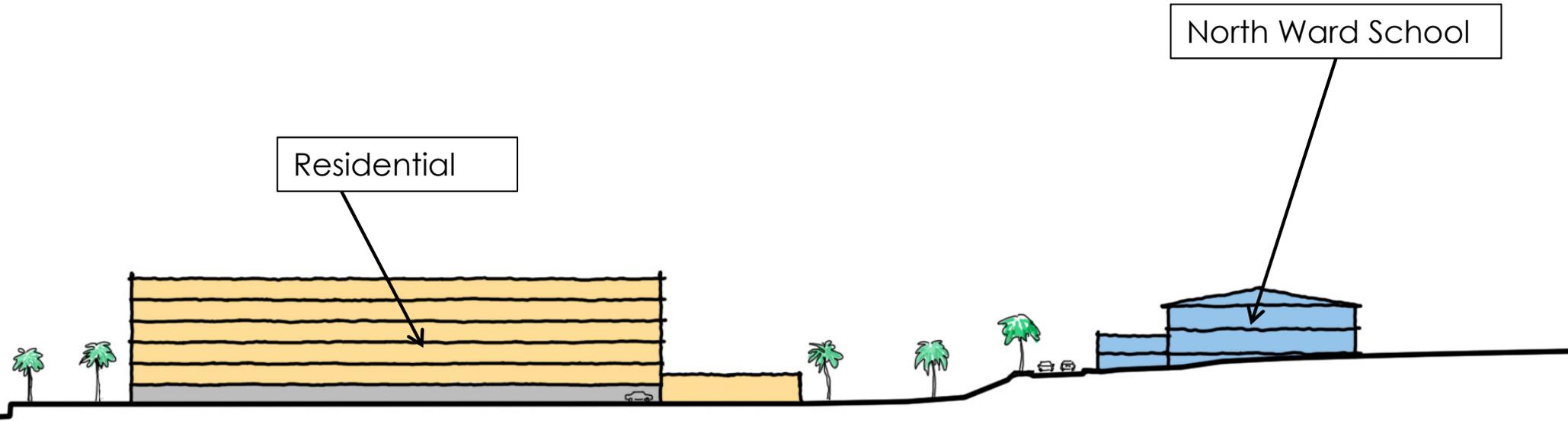
Section through the site to the Marina



View to the Marina from the Window of the School

# View Analysis – North Ward School to High & Dry Site

With Potential Residential (5 story over 1 level podium parking)



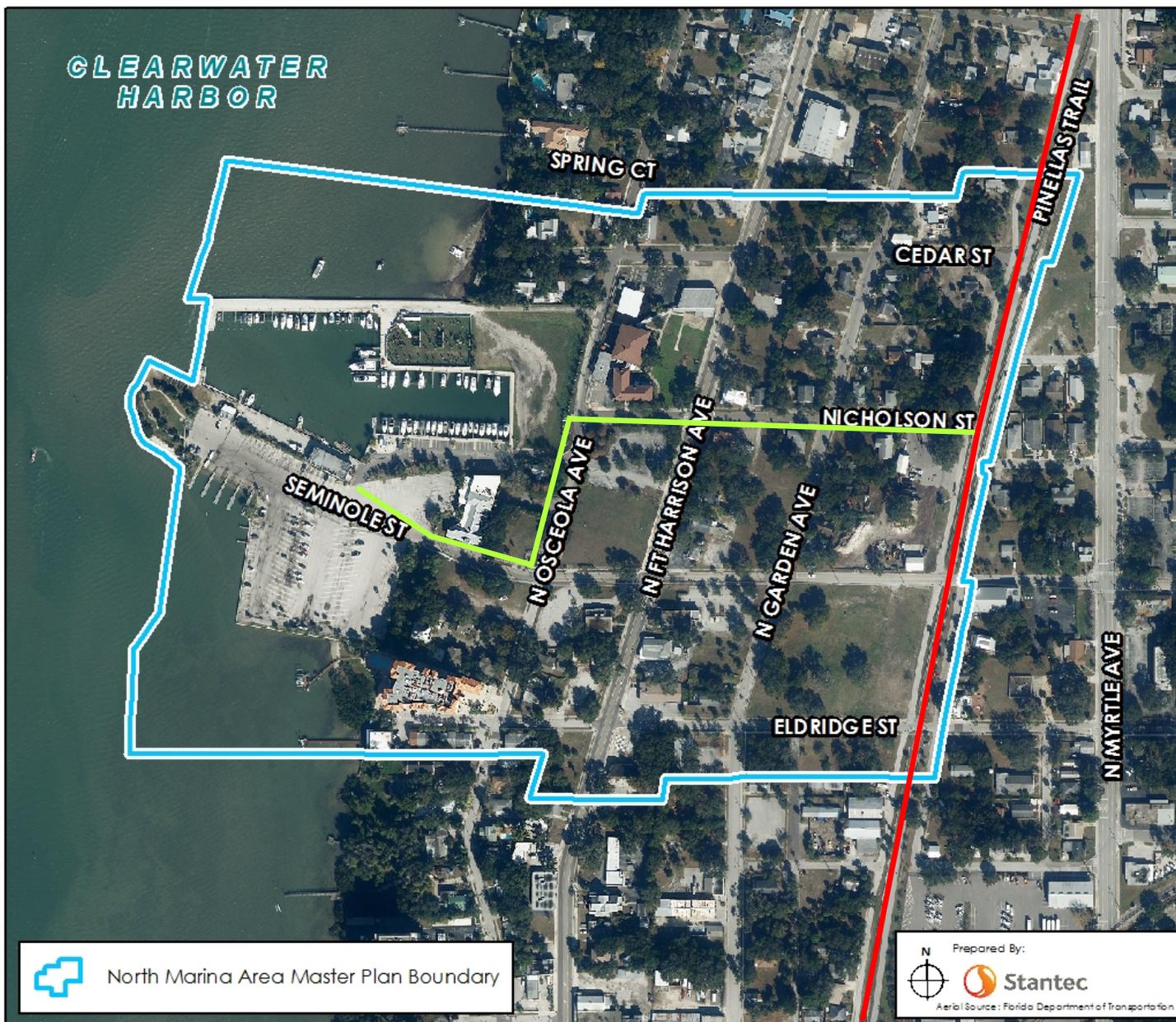
Section through the site



View from the Window of the School

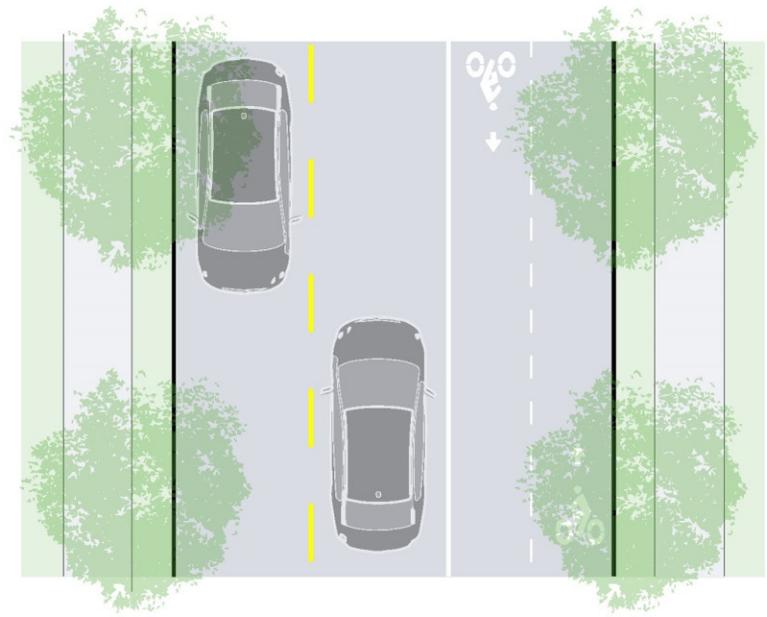
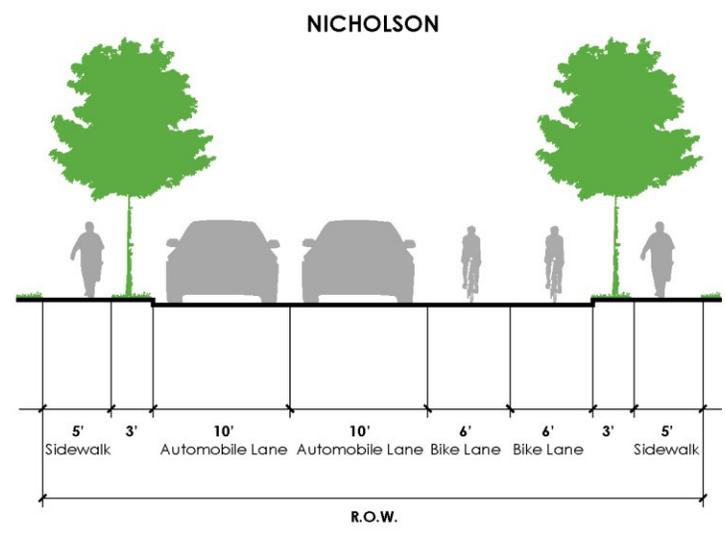


# Trail Connection



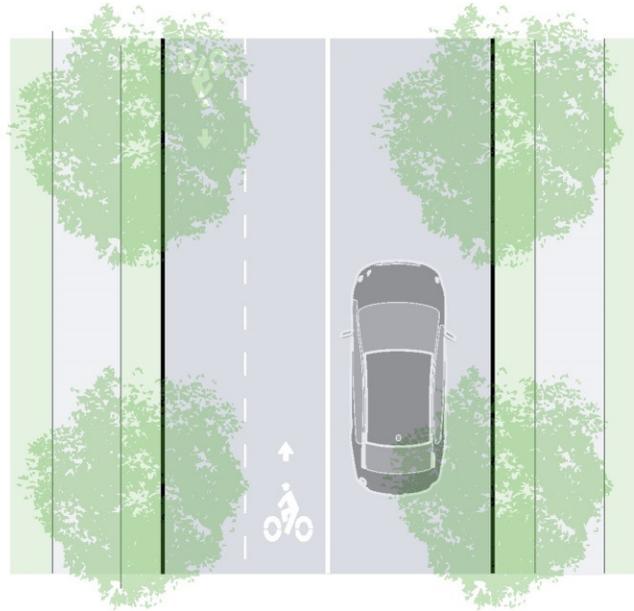
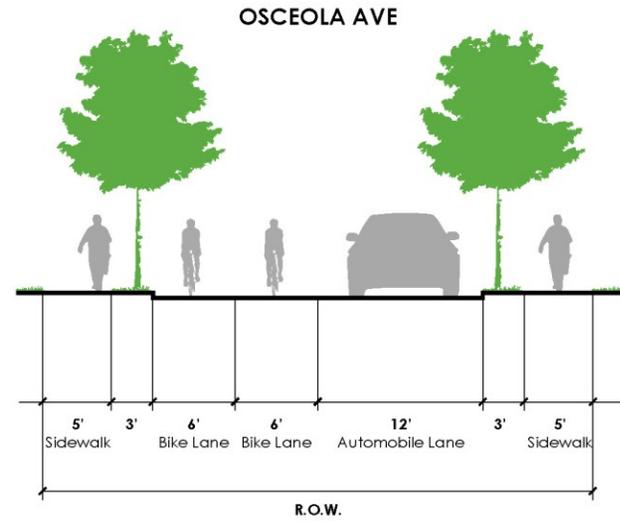


# Street Cross-section



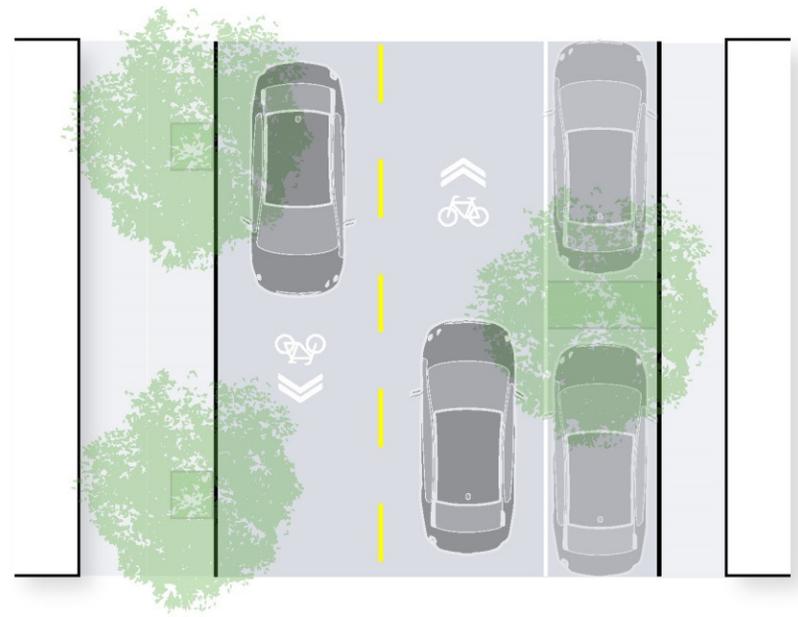
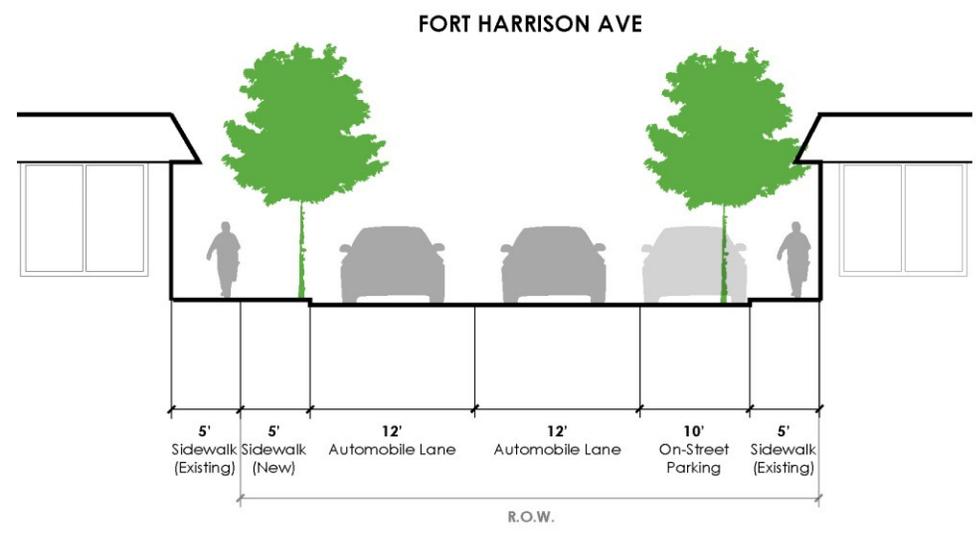


# Street Cross-section





# Street Cross-section







# Scale of Development

Please refer to the display boards & your Comment Form for responding on this topic.

## North Marina Area Master Plan



### COMMENT FORM

City of Clearwater Community Meeting #3, October 20, 2015

### Scale of Development

Please review the photo examples for Low-Rise, Mid-Rise and High-Rise Development provided.



- a) Along the North Marina Area "Waterside," which is west of N. Fort Harrison Avenue (see Waterside on map), the following scale of development is appropriate: (select all that apply)
  - Low-Rise Development (1 to 3 stories, or up to approximately 40 feet)
  - Mid-Rise Development (4 to 10 stories, or approximately 50-100 feet tall)
  - High-Rise Development (10 to 12 or more stories, or approximately 100 feet or taller)



# Waterside





# Landside





# Low-Rise Development

Typically 1-3 stories (or up to approx. 40 feet tall)





# Low-Rise Development

Typically 1-3 stories (or up to approx. 40 feet tall)





# Mid-Rise Development

Typically 4-10 stories (generally 50 -100 feet tall)





# Mid-Rise Development

Typically 4-10 stories (generally 50 -100 feet tall)





# High-Rise Development

Typically 10-12+ stories (approx. 100+ feet tall)





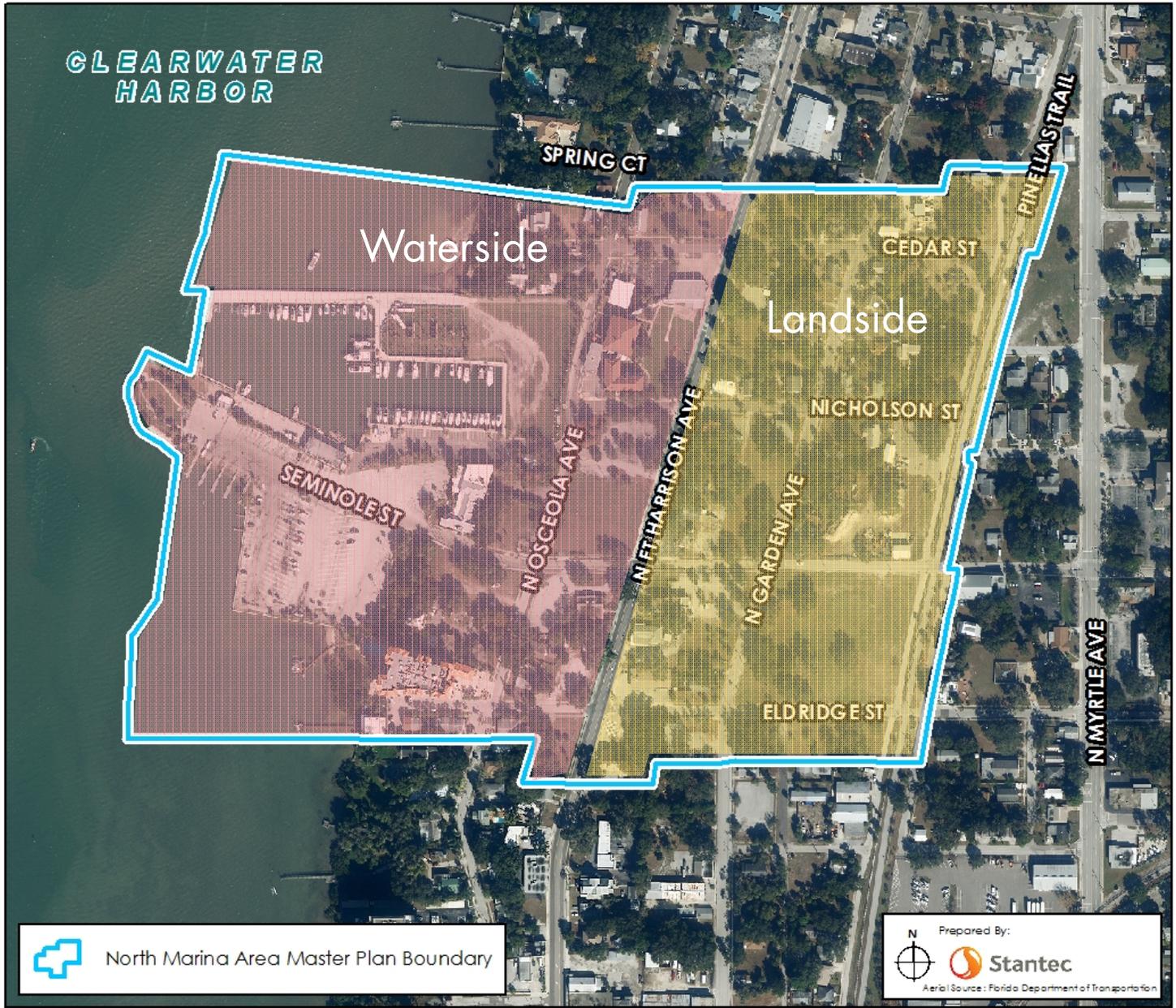
# High-Rise Development

Typically 10-12+ stories (approx. 100+ feet tall)





# Waterside & Landside





# Before You Leave

- Review Scenarios
- Complete Comment Form





# Upcoming Ways to Participate

- Online Engagement – [myclearwaterinput.com](http://myclearwaterinput.com)
- Community Meeting #4: To be announced
- For more information, contact:

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[Katie.See@MyClearwater.com](mailto:Katie.See@MyClearwater.com)

Project Webpage:  
[www.myclearwater.com/NorthMarinaAreaPlan](http://www.myclearwater.com/NorthMarinaAreaPlan)