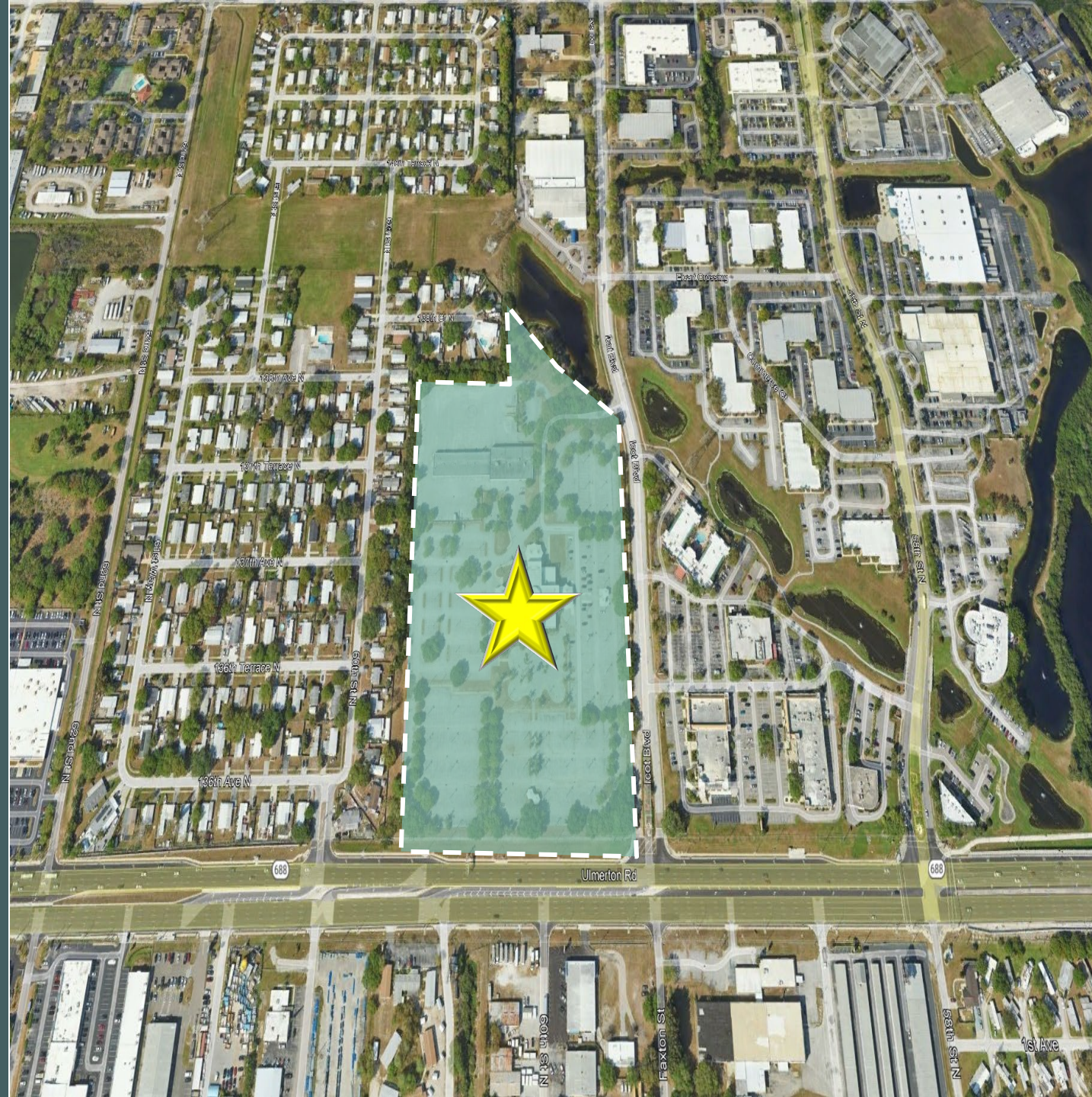


CLEARWATER
BRIGHT AND BEAUTIFUL • BAY TO BEACH

CITY OF CLEARWATER CITY COUNCIL MEETING

NOVEMBER 18, 2024

CBRE



Team



PINELLAS COUNTY STAFF

CBRE

Crawford Cooke Management, LLC

GENSLER

RAFTELIS

- Overall project coordination
- Analysis of Clearwater-owned assets
- Site selection
- Procurement strategy and development for new site and Clearwater assets
- Construction Management

New campus:

- Site planning and layout
- Journey mapping (customer and employees)
- Space programming (updated from last year)

Redevelopment of County-owned properties in downtown Clearwater:

- Collaboration with the City regarding downtown goals
- Directional scenarios
- Phasing / timeline

- Workflow and business process review of County functions
- Identifying opportunities to create efficiencies and eliminate redundancies
- Focused on enhancing the constituent and employee experience

Where we have been

Analysis of owned assets in downtown Clearwater

- Facility Condition Assessments
- Development potential including site value and tax revenue

Reviewed Pinellas County population density

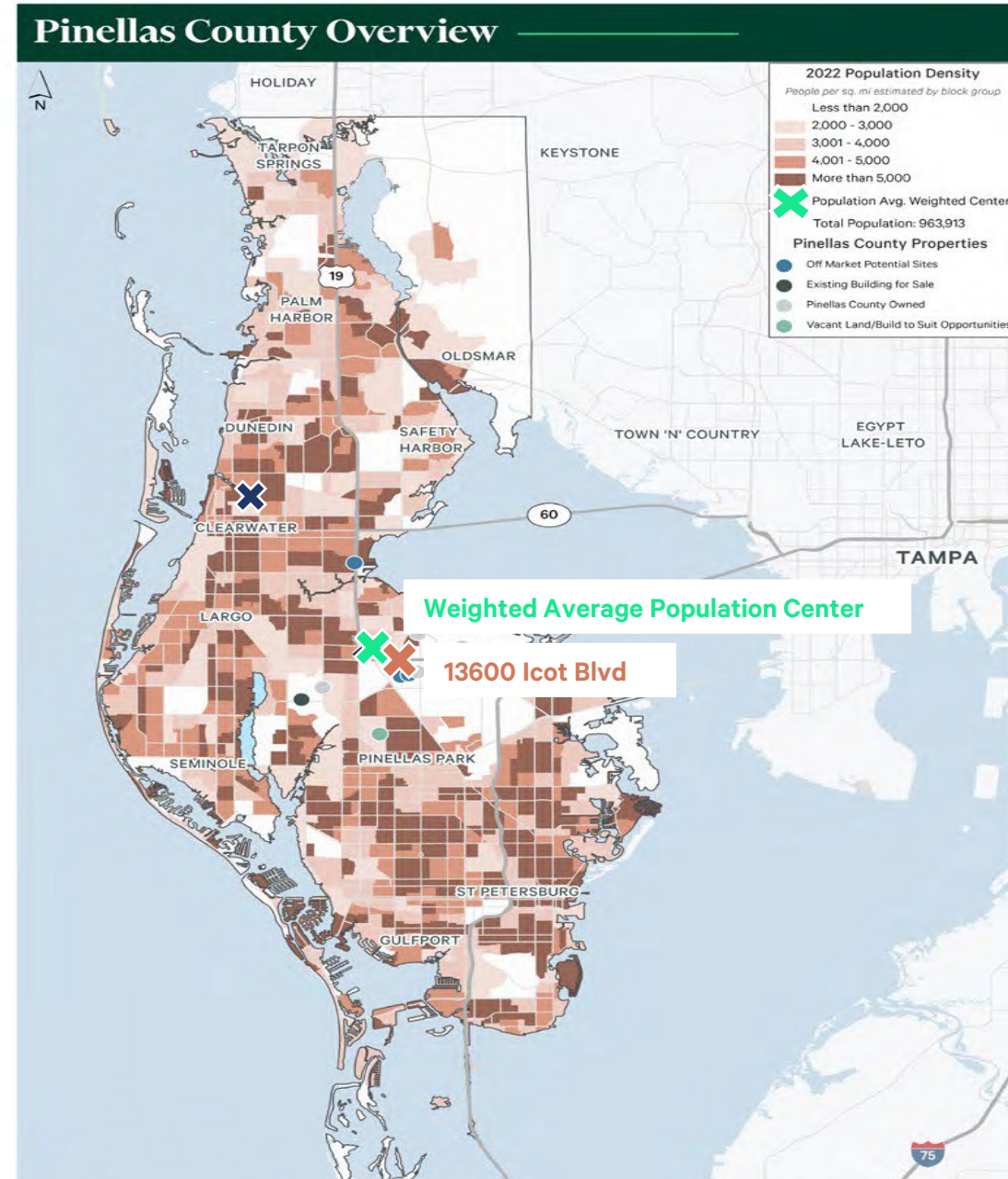
- Informed site selection
- Acquired site located at 13600 Icot Blvd

Process Review

- 21 County Departments interviewed
- 4 Elected Officials interviewed
- Process mapping

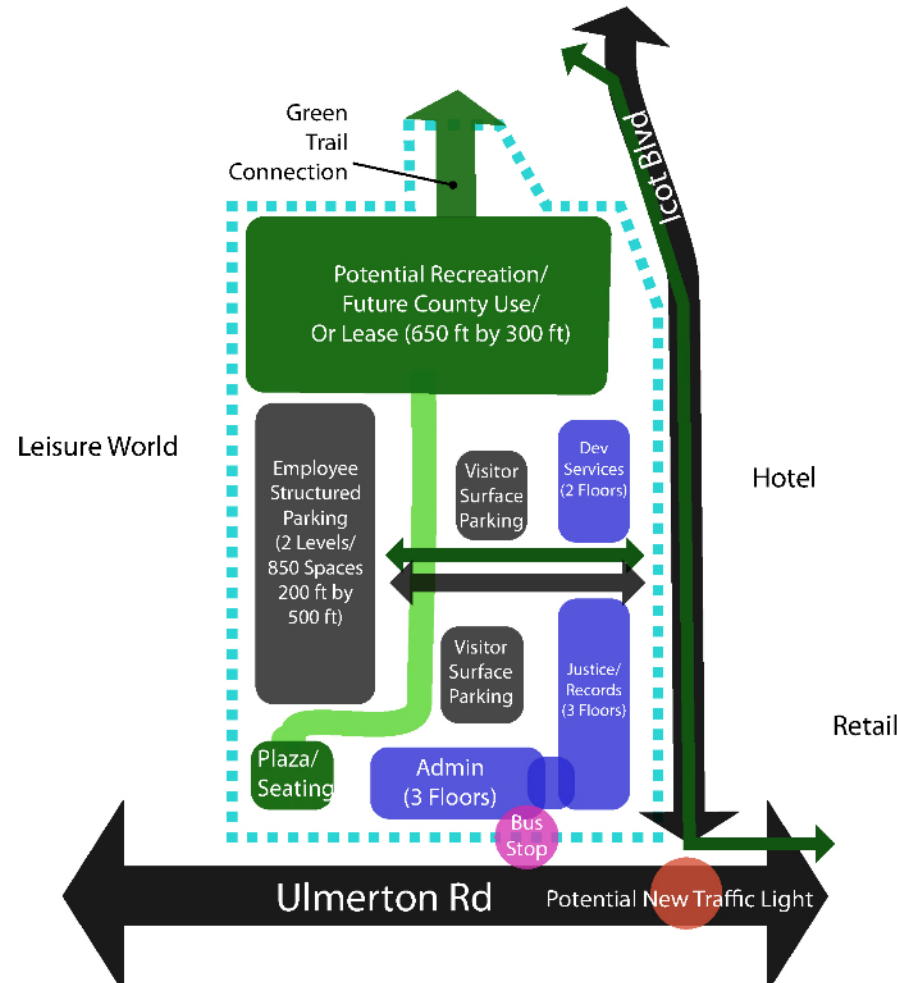
City of Largo

- Economic and Fiscal Impact Analysis completed
- Presented to Planning Board and City Commission
- Ordinance changed to allow for government office



Site Orientation Options

- 1 site entry off Icot
- Bus stop on Ulmerton
- Surface and structured parking
- Admin & Justice Recording on Ulmerton Development on Icot
- Biking and walking paths
- Multipurpose fields and small green plazas



- Site Boundary
 - Pinellas Trail
 - Major Roads
 - Potential Covered Pedestrian Walkways
 - Potential New Traffic Light
 - Potential New Bus Stop
 - Potential Green Space
 - Potential County Buildings
 - Potential Parking
 - 100 FT
 - N
- Development Services 62,000 SF
Justice & Recording 135,000 SF
Administration 120,500 SF



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DOWNTOWN CLEARWATER REDEVELOPMENT



CBRE

Downtown Clearwater Redevelopment



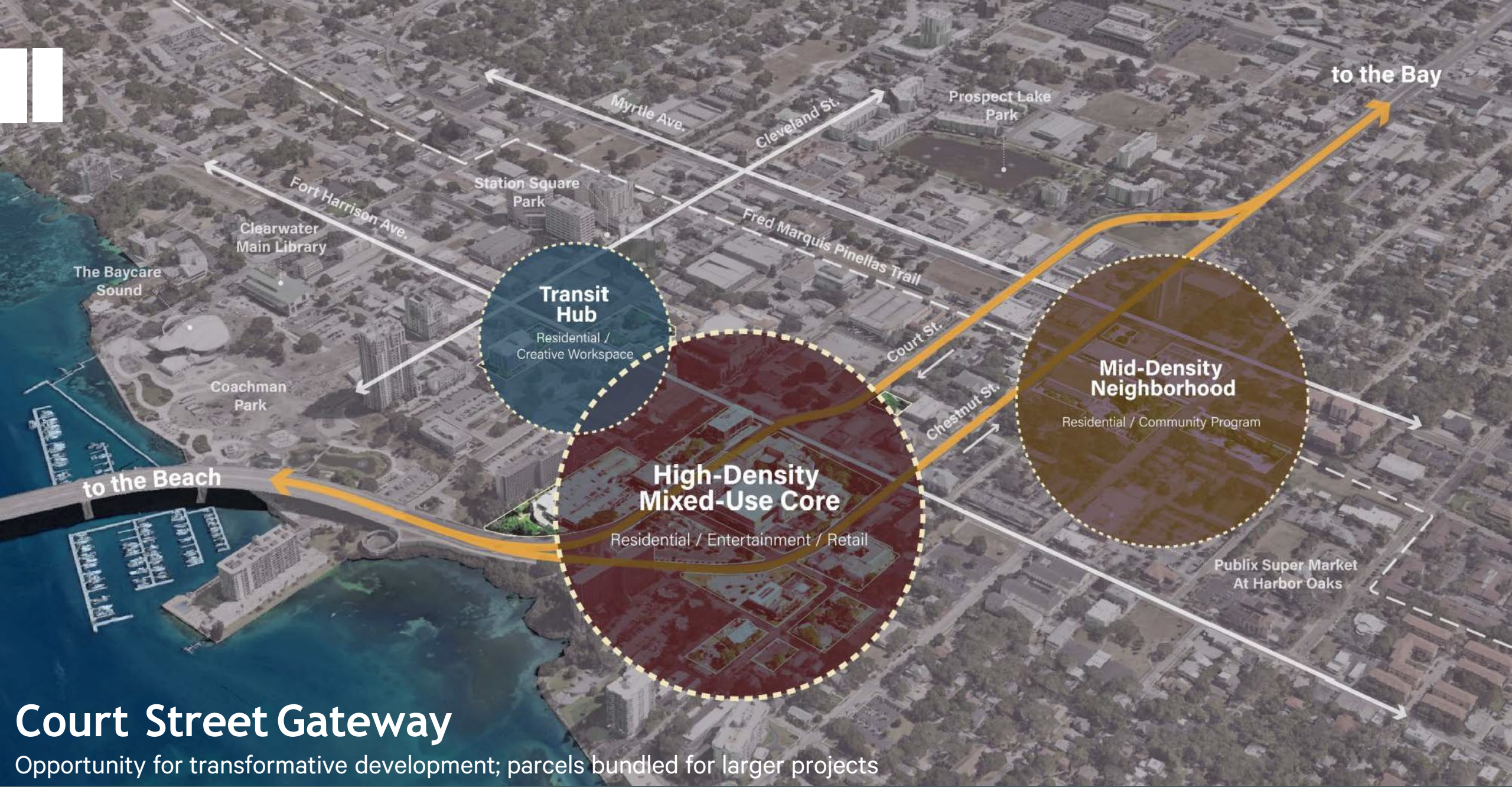
Multiple meetings with the City to:

- Tour downtown
- Understand downtown priorities
- Review the 2045 Vision Taskforce
- Inform directional scenarios

Phasing of County Dispositions:

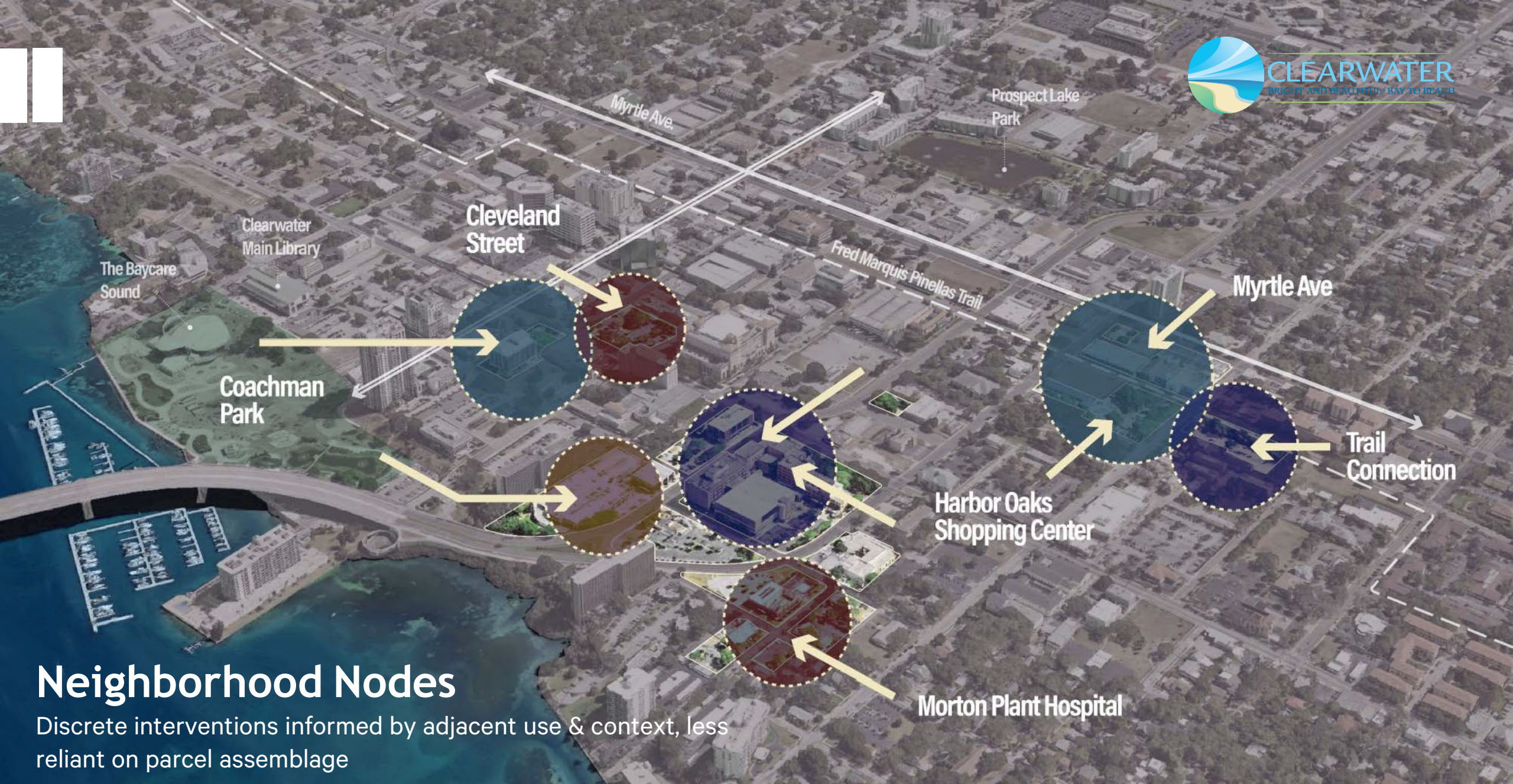
- Timeline of County move
- Market conditions and demand
- Potential use types
- Phasing
- RFP that meets County and City redevelopment goals





Court Street Gateway

Opportunity for transformative development; parcels bundled for larger projects



Neighborhood Nodes

Discrete interventions informed by adjacent use & context, less reliant on parcel assemblage

Preliminary Timeline –Headquarters Construction



	2023	2024				2025				2026				2027				2028
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
CLOSE ON ICOT PURCHASE																		
VISIONING AND PROCESS REVIEW																		
DESIGN & PERMITTING																		
CONSTRUCTION																		
OCCUPANCY																		

Disposition of County owned parcels in downtown Clearwater will align with County occupancy of their new campus and done in close collaboration with the City of Clearwater.



Next Steps



- **Ongoing collaboration with the City of Clearwater**
- **Complete process review**
- **Finalize programming for new campus**
- **New campus delivery options**
- **Downtown Clearwater disposition strategy and timing**



Thank you



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