# North Ward Elementary School Update

City Council Work Session Dec. 1, 2025





# NORTH WARD HISTORIC SCHOOL SITE



### SEPT. 15<sup>TH</sup> COUNCIL PRESENTATION RECAP

- Building Assessment and Repair Study Rowe Architects
  - Historic building research and identification of grants
  - Building documents
  - Existing conditions assessment
  - Recommendations for pre-development improvements and use
  - Development of cost estimates for improvements
- Capital Improvement Funds Available \$200,000
- Council affirmed preserving the site's historic designation building
- Supported mixed-use development concept approach to redevelopment

# **DEVELOPMENT CONCEPTS**

#### MIXED USE & RESIDENTIAL





# ROOF REPLACEMENT & "SHRINK WRAP" ESTIMATES

- Roof Replacement
  - Only 3 historically significant buildings \$278,634
  - On all buildings \$372,674
- Roof Shrink Wrap
  - Temporarily cover the structures \$83,000





# CITY OF CLEARWATER STRATEGIC PRIORITIES











- 1.2 Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.
- 2.1 Strengthen public-private initiatives that attract, development and retain diversified business sectors.
- 3.2 Preserve community liability through responsible development standards, proactive code compliance, and targeted revitalization.

# **PROPERTY APPRAISALS**

- Two Independent Property Appraisals Completed in November 2025
- Established values of \$1,600,000 and \$2,700,000



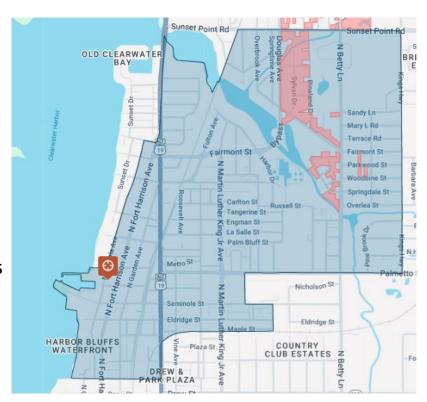
### **DOWNTOWN DISTRICT / NORTH GREENWOOD CRA**

#### Downtown Redevelopment Plan (2018)

- Policy #3 Pursue historic designation of the North Ward School.
- Policy #14 Coordinate with Pinellas County Schools to explore options to repurpose the North Ward School.

# North Greenwood CRA Plan (2023)

- Redevelopment Goal 5 Quality of Life
  - Objective: Preserve and expand the community's historical and cultural resources.
- "...high amount of vacant properties adjacent to the [North Ward/Seminole Boat Ramp] area represents the potential for larger catalytic development projects..."



#### MARKETING & PROPERTY DISPOSITION STRATEGY

- Define potential reuse parameters and public goals
- Identify developers with proven experience in Historic Preservation projects
  - Curate and engage a contact list that includes developers, architects, engineers, general
    contractors, commercial realtors, and regional influencers.
- Pre-marketing 120-150 days prior to accepting proposals target May 2026
  - Develop information package to attract high-quality investment and redevelopment interest
  - Land use, zoning and entitlement process
  - Market Information Data
  - Financial tools for development
  - Marketing strategies -site tours, marketing collateral, website landing page, social media, advertising/digital content, sponsorships, etc.

#### MARKETING & PROPERTY DISPOSITION STRATEGY

- Issue RFQ to prequalify development or organizations with proven historic adaptative reuse experience
- Minimum content for proposals shall include:
  - Conceptual reuse plan and proposed uses
  - Preservation and rehabilitation program
  - Financial capacity and pro formas
  - Development schedule and community benefits
- Proposals will be evaluated and reviewed before being presented to Council approval

