

North Ward Elementary School Update

City Council Work Session
Dec. 1, 2025



CLEARWATER
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NORTH WARD HISTORIC SCHOOL SITE



SEPT. 15TH 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

First Floor



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



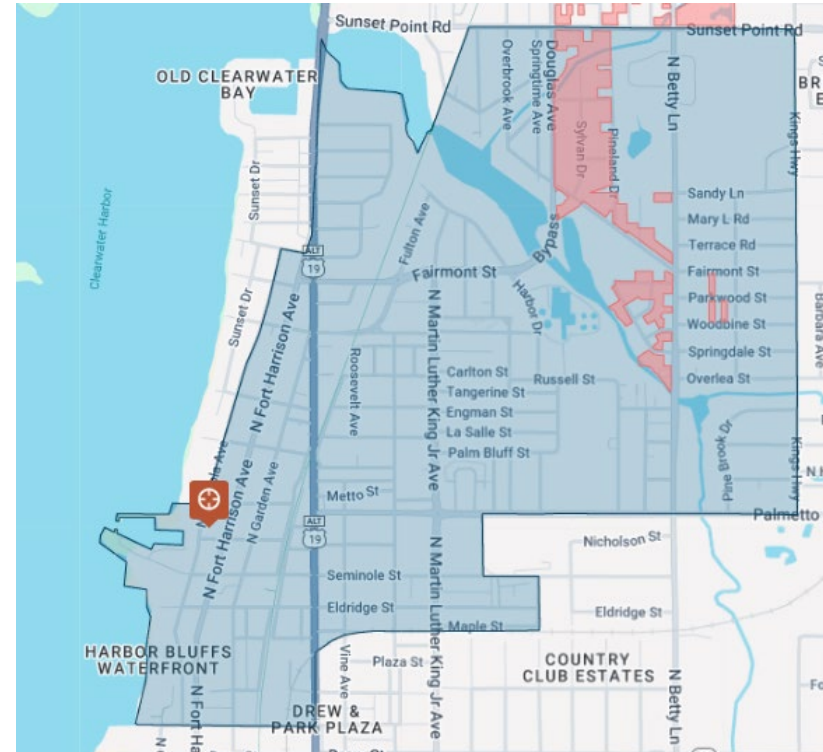
DOWNTOWN DISTRICT / NORTH GREENWOOD CRA

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

**THANK YOU
QUESTIONS?**



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