



City of Clearwater  
City Council  
Presentation

January 19, 2016



# Market Analysis

## Development Potential

- For-Sale & For-Rent housing
- Marina-focused uses: Hotel & restaurants with water view
- 55,000 SF Commercial/Office
- 190 Residential Units
  - Apartments
  - Single-family detached
  - Duplex, Townhouse
  - Live/Work





# Marina Assessment

## Recommendations

- Enhance functionality for boaters
  - Marine store
  - Restrooms
  - Additional staging docks
  - Improve trailer parking & queuing
  - Hourly boat slips





# Marina Assessment

## Recommendations (Continued)

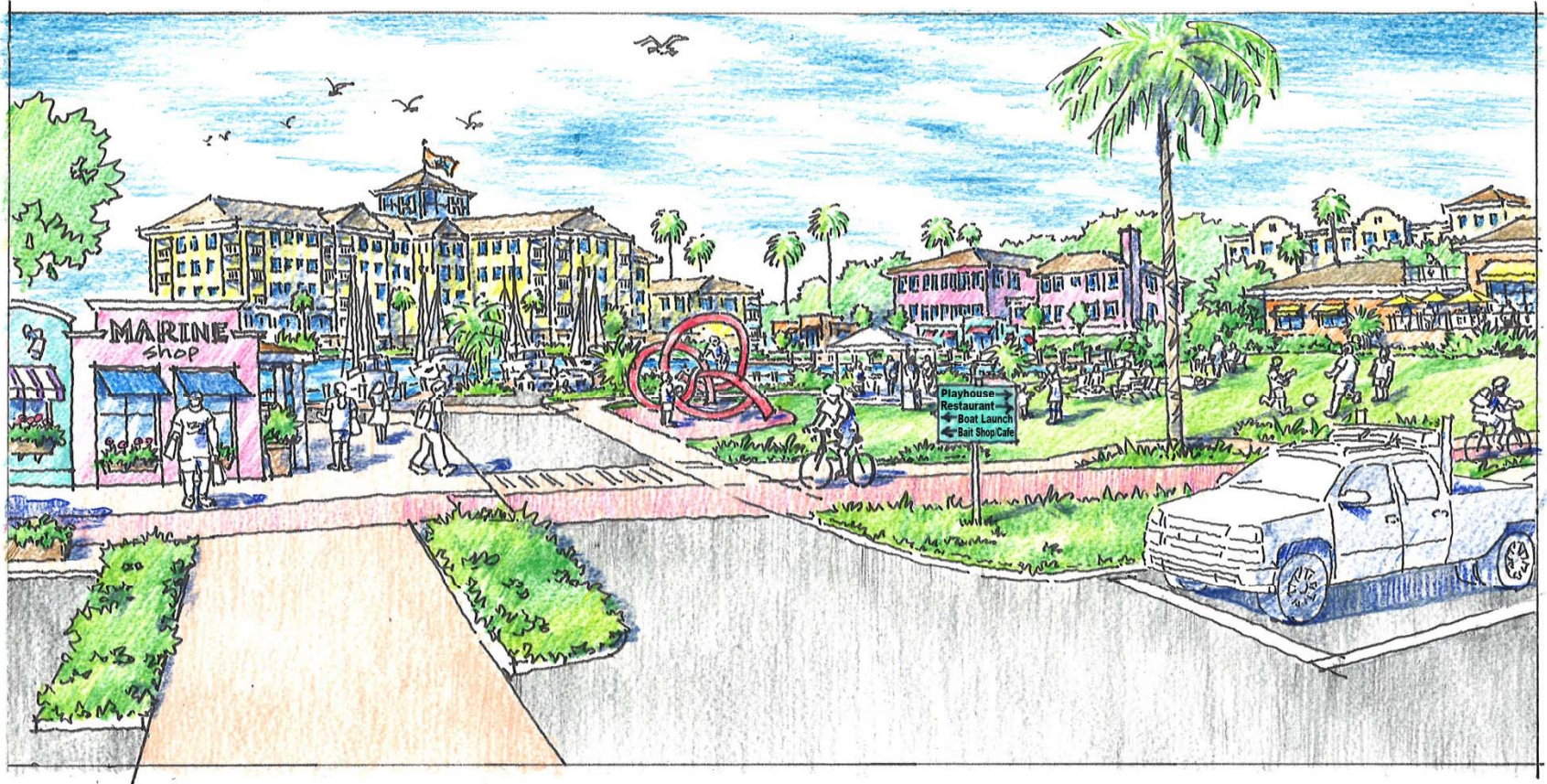
- Opportunities for non-boaters
  - Enhance park areas
  - Walkways
  - Wayfinding
  - Activities
- Add an “attractor”
  - Waterfront hotel and restaurant





# Seminole Boat Ramp

View looking northeast from parking lot





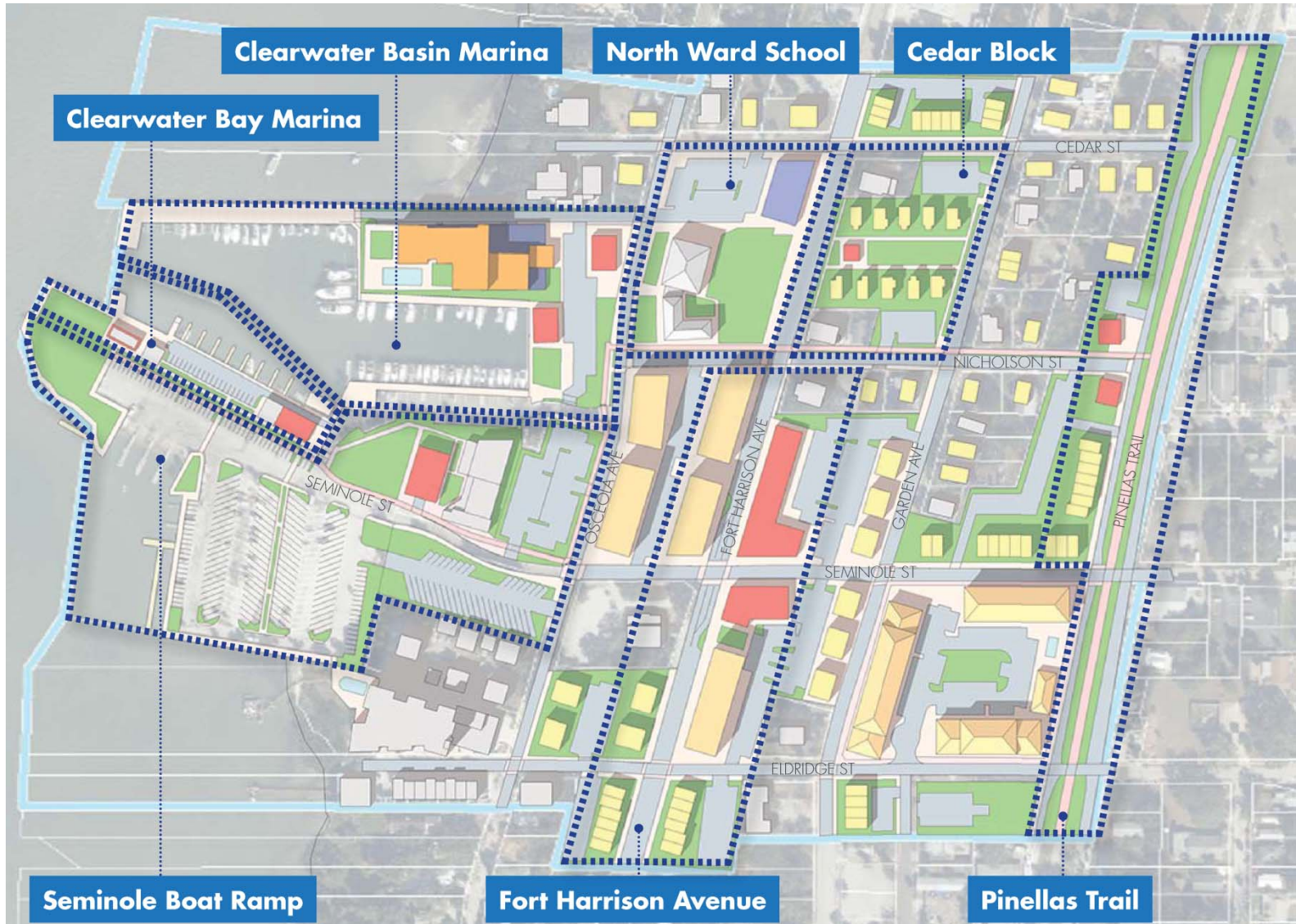
# Fort Harrison Avenue

View looking north from Seminole Street





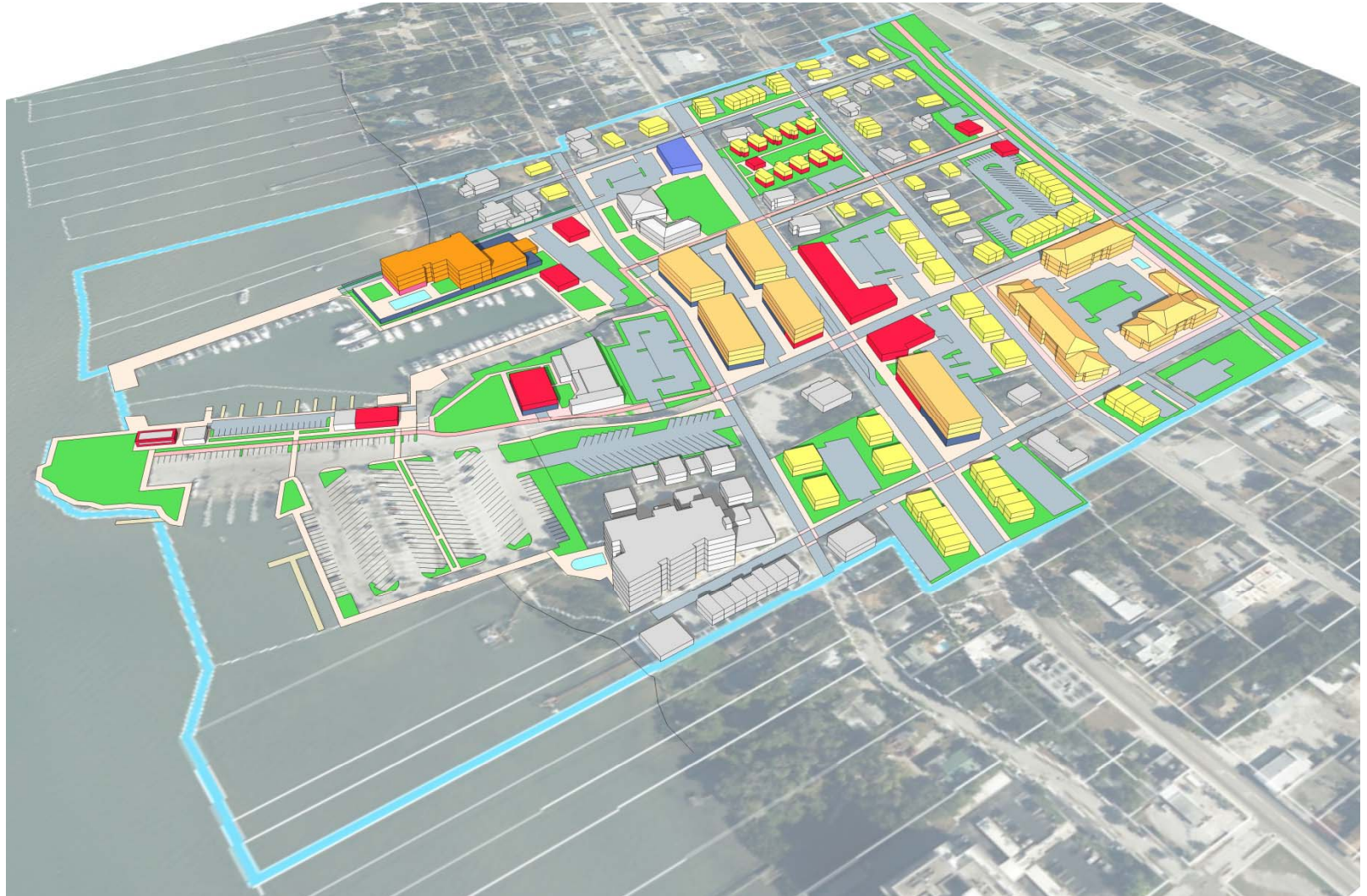
# Concept Plan





# Concept Plan

View looking northeast





# Concept Plan

View looking east from water



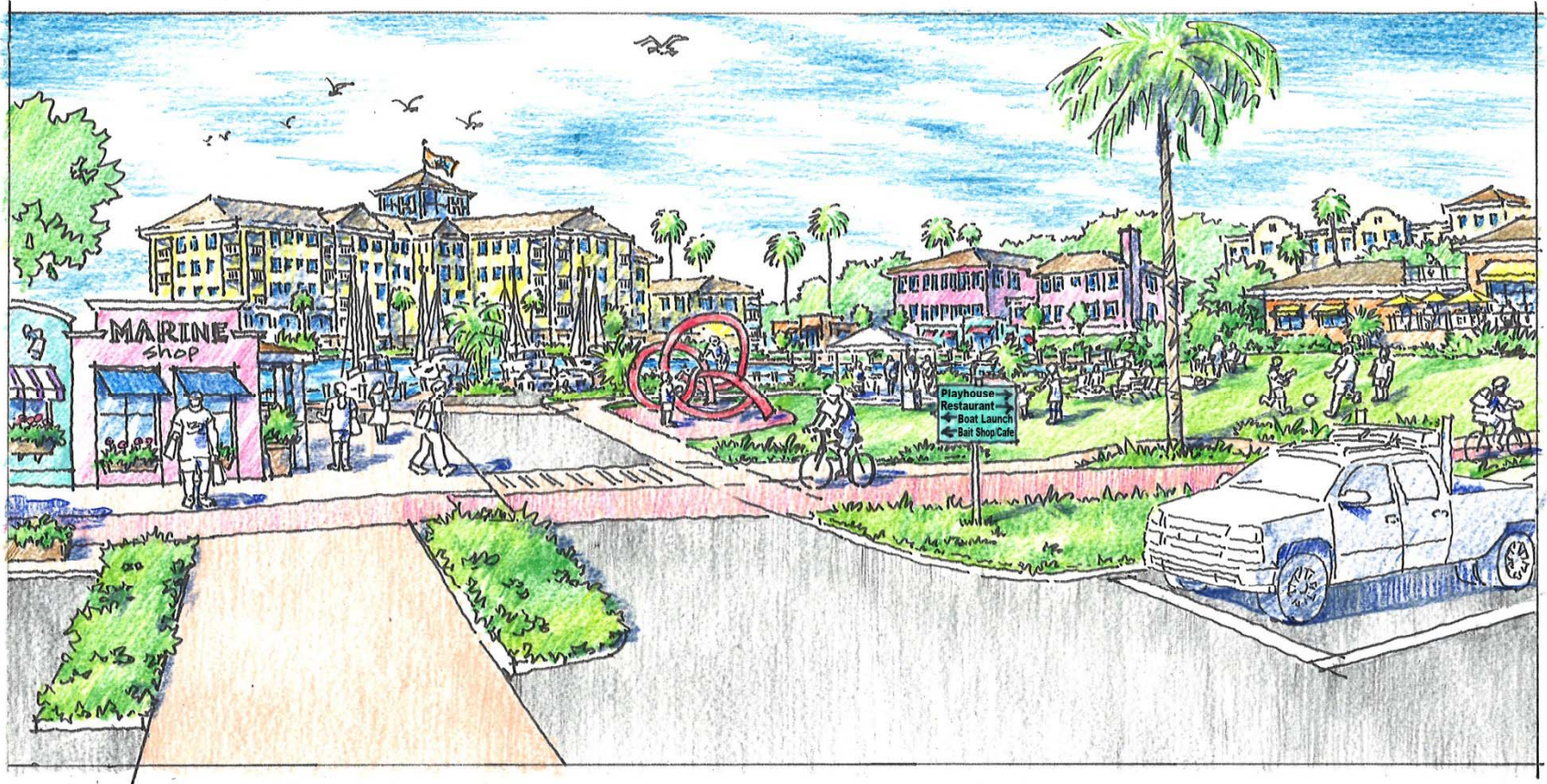
# Seminole Boat Ramp





# Seminole Boat Ramp

View looking northeast from parking lot



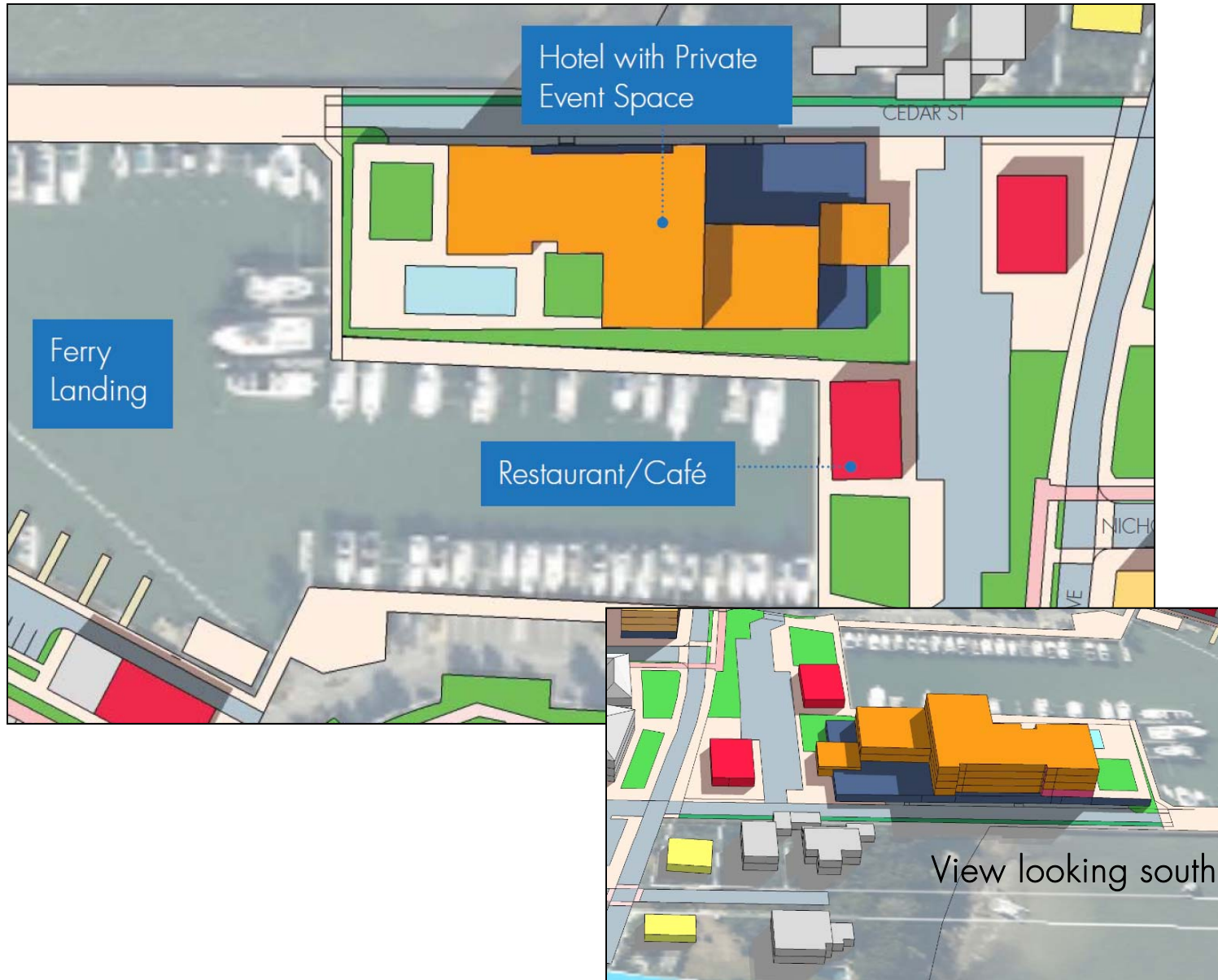


# Clearwater Bay Marina





# Clearwater Basin Marina





# North Ward School

## Compatible Programming

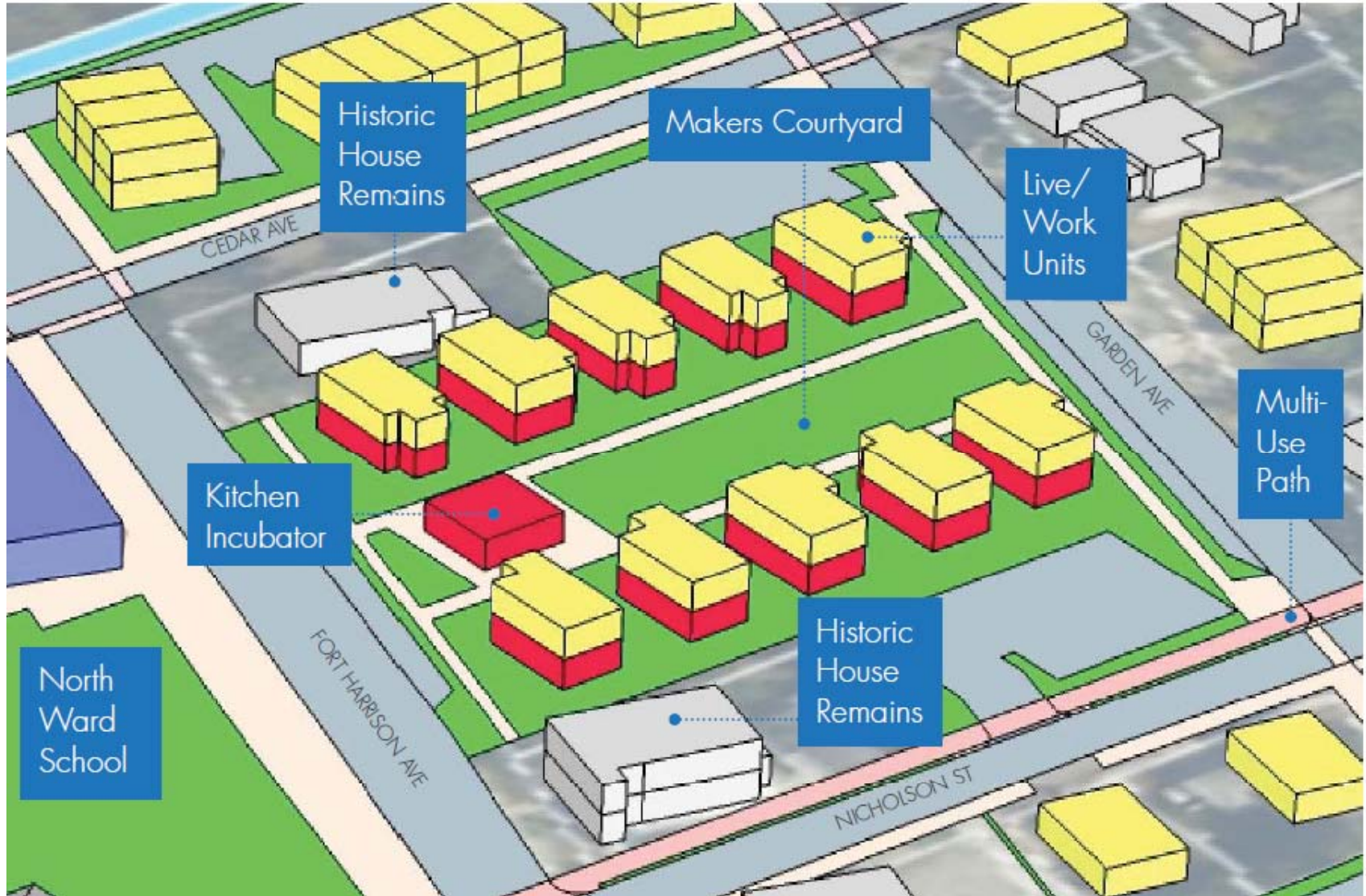
- Marine/maritime school
- Cultural arts center
- Performing arts shows (auditorium) & classes
- Art gallery, museum
- Outdoor event space
- Playground





# Cedar Block

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





# Cedar Block "Makers Courtyard"

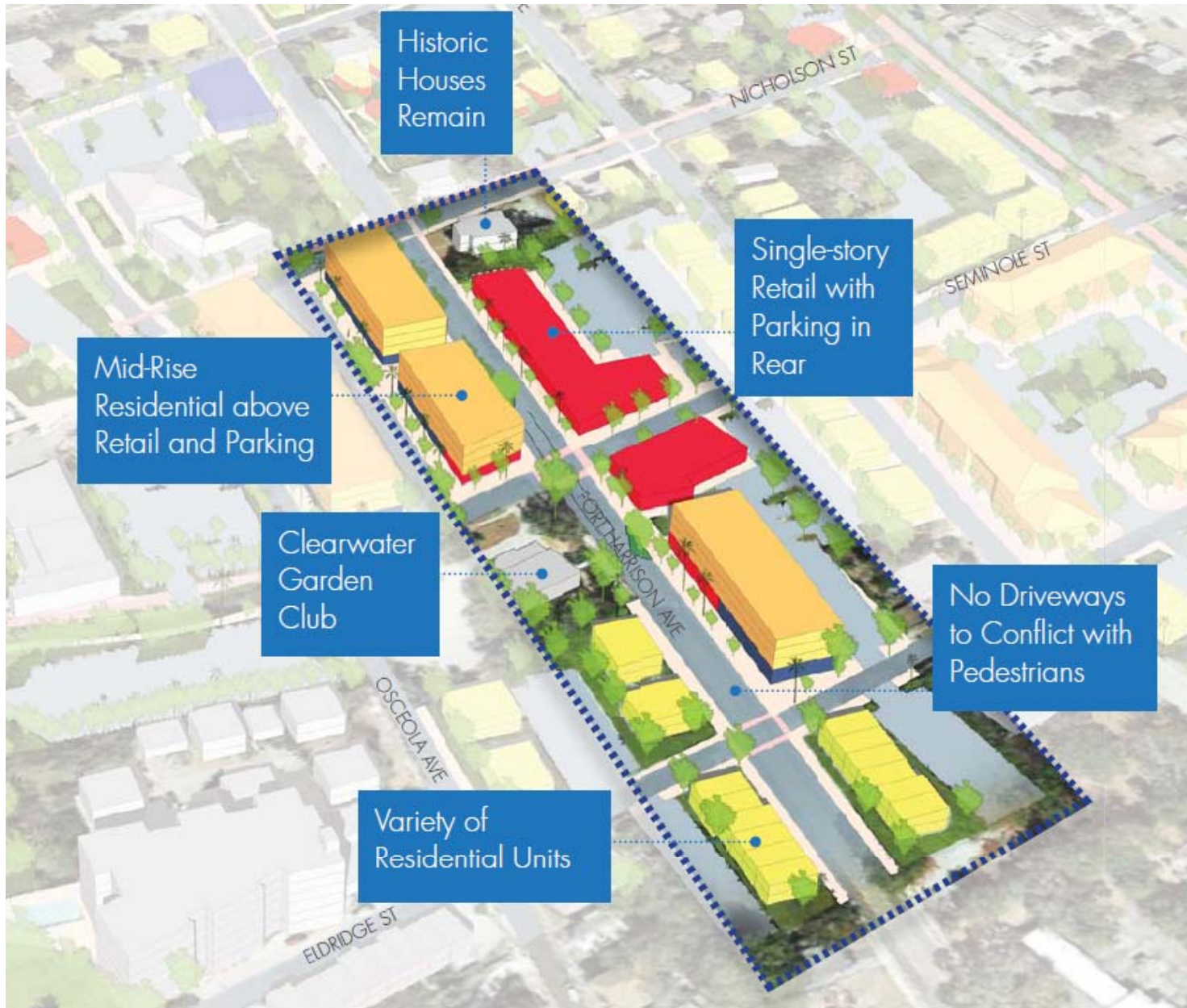


Kitchen Incubator  
& Live-Work Units  
in Washington, DC





# Fort Harrison Avenue





# Fort Harrison Avenue

View looking north from Seminole Street





# Pinellas Trail





# Pinellas Trail

View looking southwest from trail near Nicholson Street

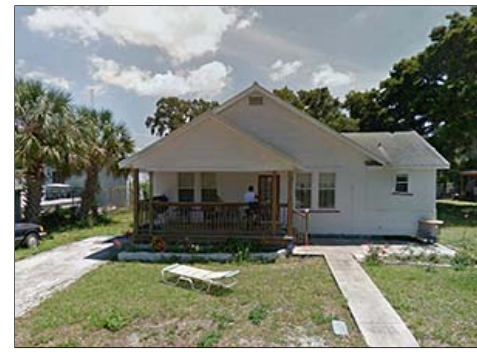




# Strategies

## Administrative

- Amend Downtown Redevelopment Plan
- Encourage Hotel Development on Waterfront
- Explore the Opportunity to Expand the CRA
- Program Public Spaces
- Provide Assistance in Renovating Historic Houses





# Strategies

## Public Realm and Transportation

- Enhance the Seminole Boat Ramp
- Complete Streets from Pinellas Trail to Seminole Boat Ramp (Nicholson Street & Osceola Avenue)
- Improve the Pinellas Trail
- Enhance Gateways
- Improve Street and Pedestrian Lighting
- Redesign Apex of Fort Harrison Avenue at Fairmont Street and Myrtle Avenue
- Improve Bus Transit Service



# Strategies

## Sustainability

- Use Low Impact Development (LID) Techniques in Seminole Boat Ramp Improvements
- Expand Green Streets Program
- Encourage Healthy Water Bodies
- Protect Manatees and Coastal Wildlife





# Next Steps

- Creation of work plan to begin implementation
- Establish CIP budget for strategies
- Amend Clearwater Downtown Redevelopment Plan



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