

DEVELOPMENT PROPOSAL

Downtown Clearwater Waterfront Development Opportunities

No. 28-22

Harborview Site (Cleveland St & N. Osceola Ave)

City Hall Site (Pierce St & S. Osceola Ave)

June 13, 2022

Prepared By:

GSP Development

ABOUT GSP DEVELOPMENT

From Dreams To Reality

GSP Development is a team-based real estate development group. Our focus is to go beyond the traditional client-developer relationship and instead focus on building partnerships based on trust, communication, and results



At GSP Development we have a longstanding commitment to excellence. Our broad range of expertise allows us to provide services of the absolute highest quality at all levels of the real estate development process. Innovation, quality and professionalism are the hallmarks of our work. However, what truly sets us apart is our unique ability to find creative solutions to complex problems.

GSP DEVELOPMENT

Team Member Relevant Experience

APEX CLEARWATER



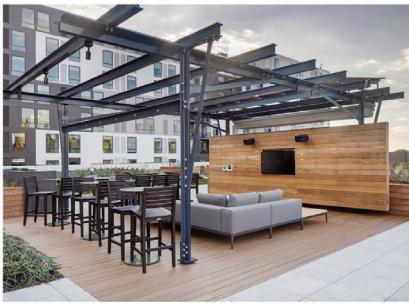
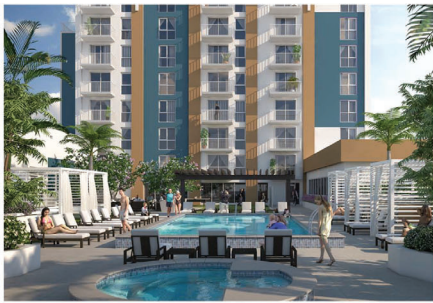
Project Location:	1100 Cleveland Ave Clearwater, FL
Project Size:	134 units
Role:	Owner / Developer / Construction Manager
Completion Date:	2020
Total Project Cost / Financing:	\$55 million
Description:	Where others saw failure, we saw opportunity. We purchased this failed office-to-condo conversion project that sat in hiatus for over eight years. Construction was completed last year, and we are now 100% leased. The 134 condo-quality rental units have set a new standard for multi-family developments in the Clearwater, Florida market.

MAJOR PROJECT GOALS

- 1) Increase vibrancy and economic activity in Downtown Clearwater.**
- 2) Support activation of the new waterfront park.**
- 3) Improve the connection between the waterfront and the rest of Downtown.**
- 4) Set a precedent for future Downtown development.**
- 5) Generate a financial return for the City.**

KEY RFP PROJECT GOALS AND CORE CONSIDERATIONS

REQUESTED	PROPOSED
Minimum of 150 rental units	504 rental units
Ground floor retail with restaurants overlooking the park.	<p><u>Harborview Site</u> 16,900 sf, including two indoor/outdoor restaurants, pop-up space, and high-end retail.</p> <p><u>City Hall Site</u> 4,850 sf of high-end retail, plus 1,500 sf free to use by civic, cultural, and non-profit organizations.</p>
Public access from Harborview site to the park.	An active, well-landscaped promenade with outdoor dining, music, and artwork on the south side, and a covered, well-lit sidewalk on the north side.
Strong preference for sidewalks on the City Hall site.	A meandering, extensively landscaped, well-lit sidewalk with seating and artwork on the north side.
Comply with Downtown District quality architecture and site design.	Dynamic site layout and mix of uses to encourage pedestrian activity. High quality materials and superior architectural design that is both modern and complimentary to adjacent buildings and Downtown Clearwater.
Partially replace parking spaces used by the library on the Harborview site with at least 50 parking spaces.	75 ground-level public parking spaces for exclusive use by the library and the City.



THEME IMAGES



HARBORVIEW
DOWNTOWN CLEARWATER, FL

06.22.2020

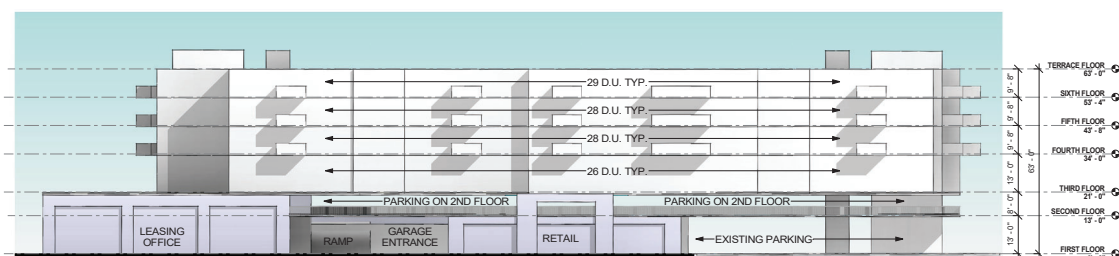
CONCEPT PRESENTED TO:
LARRY DEBB

A5 SHEET



A 3D architectural rendering of a school building complex. The main building is a large, white, L-shaped structure with multiple wings and several sets of external stairs. A central courtyard features a yellow paved area, a blue swimming pool, and a basketball court. To the left, there is a parking area with blue markings and a row of black trees. The entire complex is set on a white base, with a blue wall or fence running along the front. The background is a solid light yellow color.

③ VIEW FROM SOUTH WEST CORNER



② EAST ELEVATION DIAGRAM
1" = 20'-0"



HARBORVIEW
DOWNTOWN CLEARWATER, FL
LARRY DEBB

**DRAWINGS NOT FOR
PERMIT OR
CONSTRUCTION**

Architect Justin Kimmich, NCARB
FL Lic# AR97894

Project number	2020.15
Project Phase	CONCEPT
Date	06.22.2020
Drawn by	Author

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A01.1

NO. OF UNIT FLOORS = 04 FLOORS

	UNIT TYPE	AREA (SQ.FT)	UNITS ON A FLOOR	NO. OF FLOORS	TOTAL UNITS	% OF UNITS	TOTAL AREA (SQ.FT)	BALCONY (SQ.FT)
	1 BEDROOM	780	12	04	49	44%	38,220	3430
	2 BEDROOM	1008	09	04	34	31%	34,272	2380
	3 BEDROOM	1260	03	04	11	10%	13,860	770
	STUDIO	450	04	04	17	15%	7,650	-
	POOL DECK			TOTAL	111 UNITS		94,002	6,580

RETAIL = 12,565 SQ.FT
LEASING OFFICE = 4,122 SQ.FT
RESTAURANT / BAR = 3615 SQ.FT
POP UP RESTAURANT = 720 SQ.FT



M MECH. RM
T TRASH CHUTE



HARBORVIEW
DOWNTOWN CLEARWATER, FL

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[illegible]

TYPICAL UNIT LAYOUT
PLAN

A01.2

City Hall Site

Example of Potential Exterior Design





A4.3



Clearwater Park
Apartments | Retail

DOWNTOWN CLEARWATER,
FLORIDA

**DRAWINGS NOT FOR
PERMIT OR
CONSTRUCTION**

Project number	Project Number
Project Phase	Project Status
Date	05.25.22
Drawn by	Author

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SECTION ANALYSIS

