



THE BLUFFS

Downtown Clearwater Waterfront Development Opportunities RFP

Presentation to City Council | June 13, 2022

T|D|G
THE DENUNZIO GROUP

GOTHAM
DEVELOPER OWNER MANAGER

 **Stantec**

 **BeharPeteranecz**

DEVELOPMENT TEAM

DESIGN TEAM

GOTHAM
DEVELOPER, OWNER, MANAGER



- 100+ year history
- 5th generation family run
- Experience financing large-scale projects
- Programmatic equity relationships
- Demonstrated success in public-private partnerships

T|D|G
THE DENUNZIO GROUP



- Locally based company
- Clearwater Experience
- Specializes in mixed-use urban projects
- Hotel experience with different brands
- Public-private partnership on St Petersburg project

BeharPeteranecz



- Practicing in Pinellas County for over 20 years
- 15+ active projects in St. Petersburg and Clearwater
- Volunteer with the City of Clearwater, community, non-profits and neighborhood associations
- Locally-owned and managed office

Stantec



- Public work on Imagine Clearwater
- Public realm design plans for private projects
- Longstanding commitment to the community
- Industry-leading experience

STRATEGIC PARTNERS



TRUDY & JOHN COOPER
OAK*OLA ON SWANN



INSTITUTE FOR RESEARCH IN ART

Graphicstudio

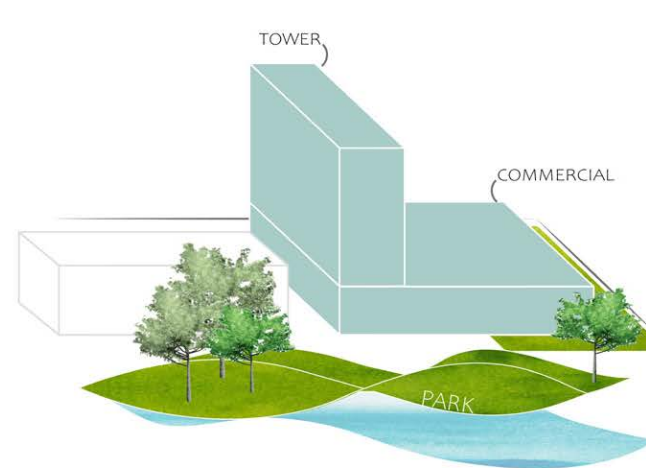
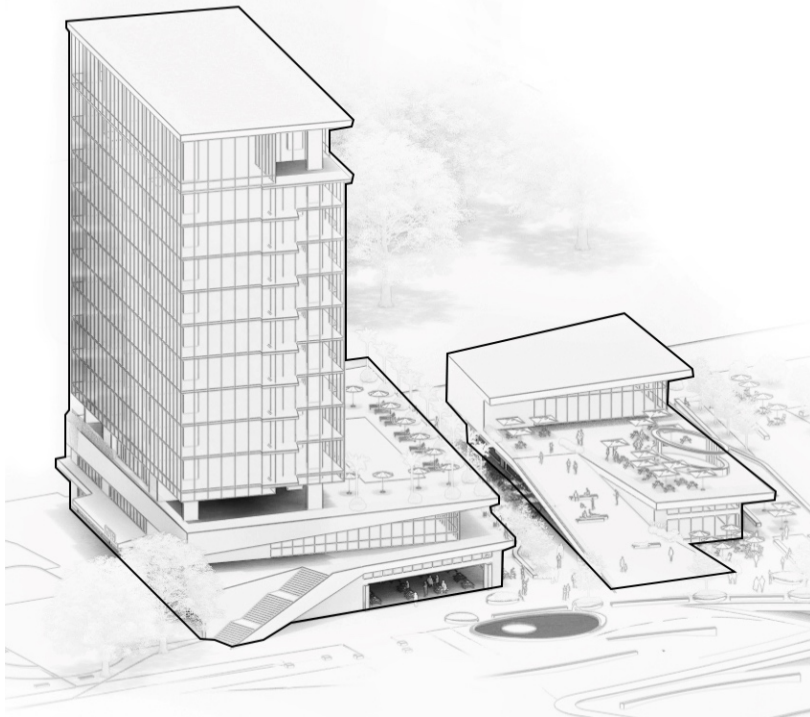


URBAN EDGE & PARK SETTING

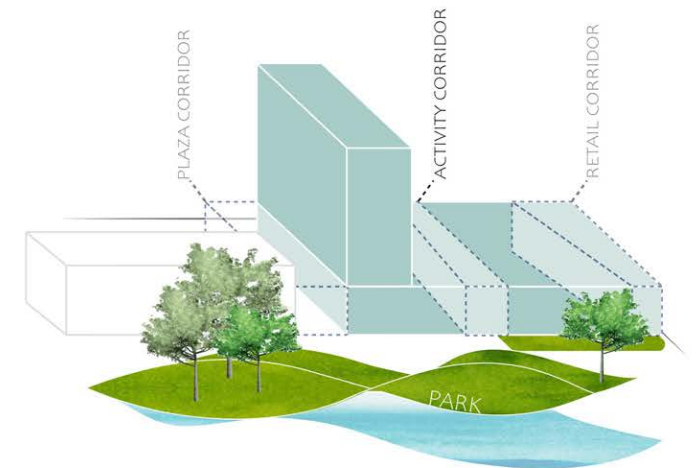


HARBORVIEW

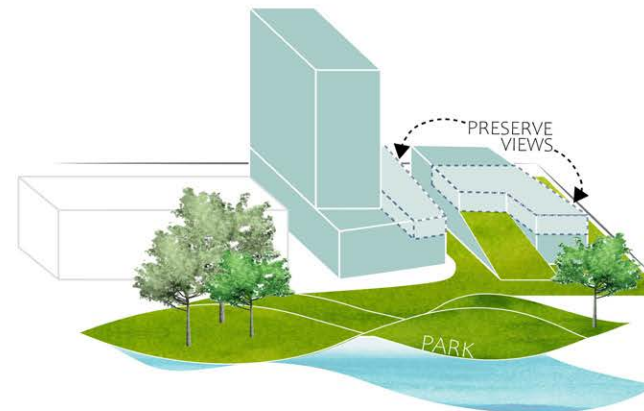
- 150 HOTEL KEYS
- 15,000 SF GROUND LEVEL LOCAL RETAIL AND RESTAURANT
- 1,000 PERSON CONFERENCE CENTER
- 2,000 SF PRIVATE EVENT SPACE OR PERFORMANCE HALL
- 150 PARKING GARAGE (BELOW GROUND)
- 13 SURFACE PARKING SPACES
- ROOFTOP BAR AND RESTAURANT
- ROOFTOP BIERGARTEN
- HOTEL POOL DECK
- SHARED LOADING AND SURFACE PARKING DROP OFF WITH LIBRARY
- 50 DEDICATED LIBRARY PARKING SPACES



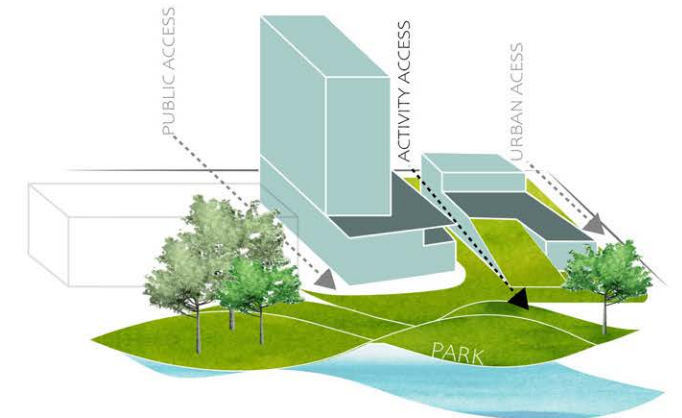
VIEWS



CONNECTIONS



TRANSPARANCY



ACTIVITY



INTERCOASTAL FOOD

CLEAR BEER BREWERY

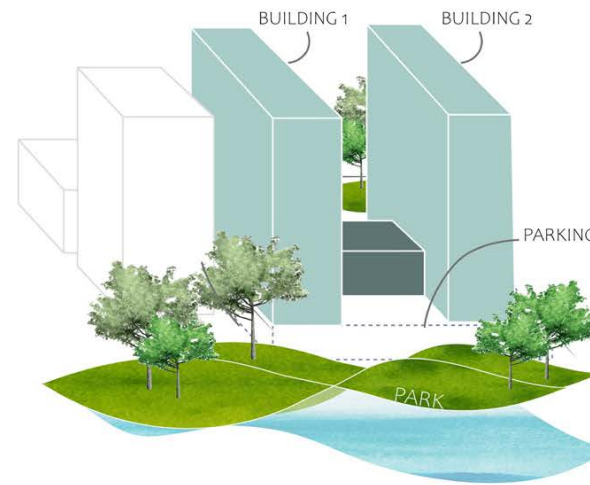
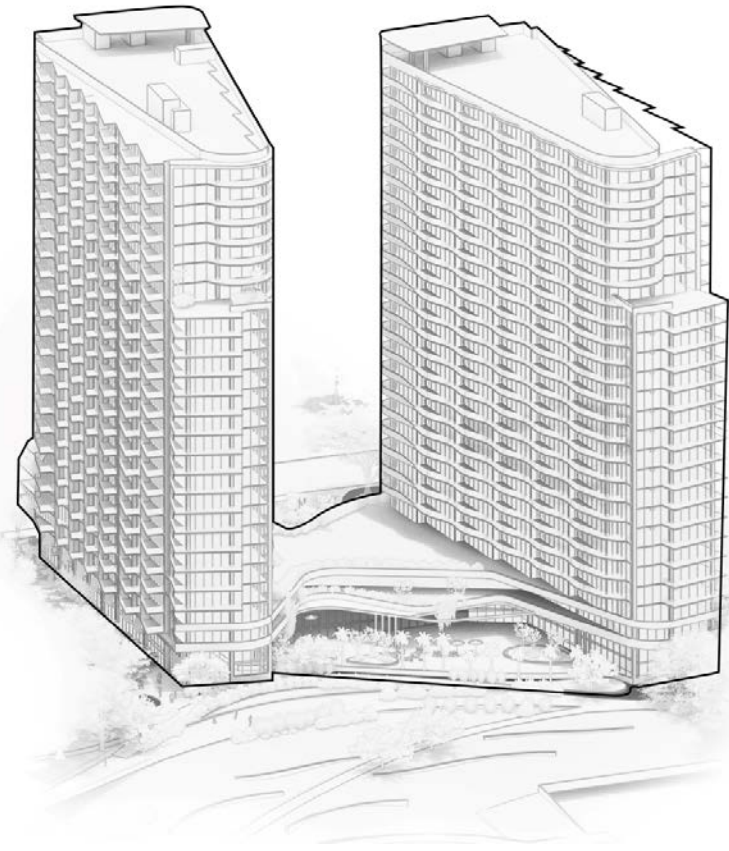




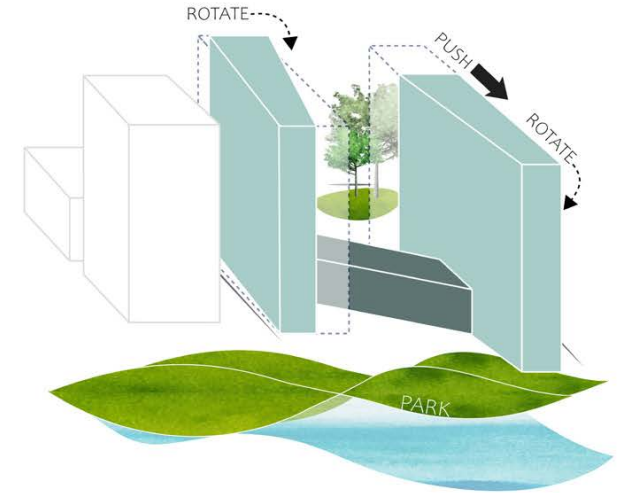


CITY HALL

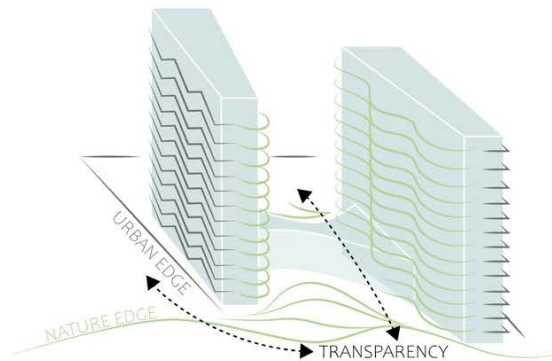
- 600 RESIDENTIAL RENTAL HOMES
- 25,000 SF GROUND LEVEL LOCAL RETAIL AND RESTAURANT
- 600 PARKING SPACES (BELOW GROUND)
- PARK FACING CAFE
- RESIDENCE POOL AND ACTIVITY DECK CLOSELY TIED TO THE PARK



MAINTAIN VIEWS



CONNECTIONS



TRANSPARENCY



ACTIVITY









UNPRECEDENTED COMMUNITY- BUILDING OPPORTUNITY

- Significant moment in time for Clearwater
- Activates downtown public realm in a meaningful way
- Immersive & interactive experience between private development and public spaces
- Seamless integration into Imagine Clearwater park
- Community-oriented site plan and programming



TEAM VISION & ABILITY TO EXECUTE

- Unparalleled depth and breadth of experience
- Strong history of delivering private investment for best-in-class development
- Access to capital / demonstrated ability to source financing
- Key relationships with local partners
- Community-minded approach