

# Corey Avenue District

Community Design Week  
November 19 - 22, 2013



# Summary

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## 1. INTRODUCTION

### **Corey Avenue District Enhancement Project**

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Following more than a decade of planning efforts in the Corey Avenue District, the City of St. Pete Beach initiated the Corey Avenue District Enhancement Project in 2013. Building on these past efforts, the enhancement project will develop tools to guide physical improvements and development on Corey Avenue and the downtown, through:

- Streetscape and gateway enhancements;
- Circulation improvements for bikes, pedestrians, automobiles, and transit;
- Redevelopment opportunities; and
- Recommendations for the City development code.

These concepts and recommendations for implementation will be conveyed through illustrations and text. A large “vision poster” will show a summary of the vision for the Corey Avenue District, including a concept plan drawing that provides a bird’s eye view of the envisioned future downtown area.

### **About this Summary**

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This report summarizes three days of community engagement activities that were held during Community Visioning Week in November 2013. It begins with a description of the activities, then provides the major themes that were heard in community comments. These community ideas and comments will play a primary role in shaping the project concepts and recommendations.



*We heard you!*

### **Next Steps**

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The development of conceptual plans and design concepts for Corey Avenue and downtown will continue into 2014, and presented to the community for additional feedback in the early spring. Based on this feedback, the plans and concepts will be refined for final community review and approval by the Planning Board and Commission, which is anticipated to occur in summer 2014.



## 2. COMMUNITY DESIGN WEEK

### Overview

Community Design Week provided three days of opportunities for property owners, business owners, and interested community members to provide ideas and feedback about Corey Avenue District enhancements. From Tuesday, November 19 through Friday, November 22<sup>nd</sup>, 2013, a team of community planners, landscape architects, and transportation engineers from Michael Baker Jr., Inc. worked in St. Pete Beach and engaged in the following activities:

- CRA Workshop
- Breakfast Meet & Greet with Local Merchants
- District Walks
- Couplet Discussion Group
- Design Workshop
- Stakeholder Interviews
- City Commission Workshop



Each activity is described below.

### Activities

All of the following activities were open and advertised to the public as opportunities to participate in Community Design Week. Notes from these activities are provided in the Appendix.

#### **CRA Workshop** | Tuesday, Nov. 19

The first event of the week was a workshop about the update of the Community Redevelopment Area which had the largest attendance of all the week's activities, indicating a high level of community interest in the Corey Avenue District Enhancement Project. This meeting provided an overview of what the CRA is, and its connection to the downtown project, before engaging participants in identifying specific outcomes that the community would like to accomplish through the CRA.

#### **Breakfast Meet & Greet with Local Merchants** | Wednesday, Nov.20

Downtown business owners and employees attended this breakfast in the City Commission Chambers and informally exchanged ideas with the project team about the Corey Avenue District.

#### **District Walks** | Wednesday, Nov. 20 & Thursday, Nov. 21

Community members joined project team members on two daytime walks and an evening walk along different routes through the Corey Avenue District, making observations along the way and discussing ideas for improvements.



### **Couplet Discussion Group | Wednesday, Nov. 20**

A session was held at City Hall to discuss the idea of creating a set of one-way segments that would circle around Corey Avenue on Blind Pass, 75<sup>th</sup> Avenue, Gulf Boulevard, and 73<sup>rd</sup> Avenue. This idea has been discussed in previous public forums but no definitive decision has been made to proceed.

### **Design Workshop | Wednesday, Nov. 20**

A hands-on workshop was held at the Community Center that asked participants to provide feedback on, and improve upon, the major ideas from previous planning efforts in the Corey Avenue District. Participants then took a visual preference survey, using electronic polling devices to provide instant feedback on a series of images shown on screen. The images portrayed different types of city streetscapes, landscaping, public spaces, pathways, signage, and other elements of urban design that would define the “look” and function of the Corey Avenue District.

### **Stakeholder Interviews | Wednesday, Nov. 20 & Thursday, Nov. 21**

Project team members met with over a dozen community stakeholders to hear their perspectives on downtown, in a series of half-hour individual and small-group interviews. Interviewees included City Commissioners, Planning Board members, downtown property and business owners, Chamber representatives, the Corey Avenue Business Association, and representatives of Secrets of the Sea Marine Exploration Center and Aquarium.

### **City Commission Workshop | Thursday, Nov. 21**

Ideas from the week’s activities were presented to the City Commission for feedback from Commissioners and members of the public in attendance.





## Findings & Direction

Throughout the various activities of Community Visioning Week, some major topics emerged in community comments which are described below.

### CHARACTER, SENSE OF PLACE & IMAGE

Improvements such as landscaping, signage, gateways, and public art will help establish a “look” for the Corey Avenue District. Community members want a look that is uniquely St. Pete Beach—colorful and alive, an “upscale beach” style that avoids overly whimsical or garish use of icons that can make a beach feel more like a theme park. It should be accessible and comfortable: “everyone’s downtown”, “relaxed, but not lazy.”



*Design Workshop participants responded positively to the image of this streetscape.*

### AMENITIES

Community members made it clear that making the Corey Avenue District a more pedestrian friendly area should be a priority. This can be partly achieved through amenities that make it comfortable to walk, sit, and enjoy the area. Participants felt that public restrooms and lighting are needed. They liked the idea of outdoor dining, including temporary “parklets” that convert some parking spaces into seating or dining areas. Amenities should be changeable rather than static—movable and usable for more than one purpose.



*Example of a “parklet”.*

### GATEWAYS

As part of their interest in creating a greater sense of place in the Corey Avenue District, community members asked for gateway or entrance improvements. Gateways communicate to people that they are entering a special place.

The entrance to the city on 75<sup>th</sup> Avenue could be demarcated by a pedestrian bridge or gateway arch. There are potential locations for Corey Avenue District gateways around the “heart” of Corey Avenue between Gulf Boulevard and Blind Pass Road as well as at Sunset Way. Smaller, secondary gateway treatments could be created at any of the street corners between 75<sup>th</sup> and 73<sup>rd</sup>.

Gateways may be created in many ways:

- Monuments
- Arches

- Streetscape features
- Landscaping
- Signage
- Architecture
- Public art



Potential gateway locations and example of a pedestrian bridge/city gateway arch.

## SUNRISE – SUNSET

“Sunrise to sunset” activity in the Corey Avenue District continues to be an important goal—extending the district physically from the eastern shore to the western shore, and extending activity throughout the day and evening. Community members had many different suggestions for increasing activity, including:

- **Signature projects** – New development or redevelopment to provide significant new activity nodes.
- **Public space** – Creating places to enjoy and hold events.
- **Views/vistas** – Taking advantage of the location and ocean views.
- **Pedestrian connections** – Encouraging people to “park once” and walk between different activities.
- **Fishing pier and boat docks/marina** – Promoting more active use of the ocean.



Design Workshop participants liked these images of green public spaces.



## Sunrise to Sunset - Corey Avenue District

- **Festivals, events, and performing arts** – Whether in the street or in a theatre, creating more opportunities for enjoying culture and community.
- **Hotel and residential uses** – Building a captive audience of downtown patrons.
- **Businesses** – Supporting a strong business mix consistent with the desired district image and activities.
- **Safety** – Enhancing the sense of safety to encourage walking and evening activity.

## REDEVELOPMENT OPPORTUNITIES

Vacant land and buildings provide key opportunities for redevelopment and re-use. Most obvious is the large parcel at the “sunrise” end of Corey Avenue, but other sites are scattered throughout the district. Community members are excited about the possibility of the Secrets of the Sea aquarium locating in the former police station building. They also hope to revive the Beach Theatre.



*Potential redevelopment locations along with two potential anchor uses, the aquarium and Beach Theatre.*

## ARCHITECTURE & USE

Community members want to see a diverse mix of architectural styles, colors, and scales that retains the current character. Shade features such as awnings and balconies can provide continuity between



## Sunrise to Sunset - Corey Avenue District

these diverse building types, as can the use of attractive, high-quality signage. As noted in “Sunrise to Sunset” above, community members hoped to see more hotel uses and mixed use buildings that include residential units.

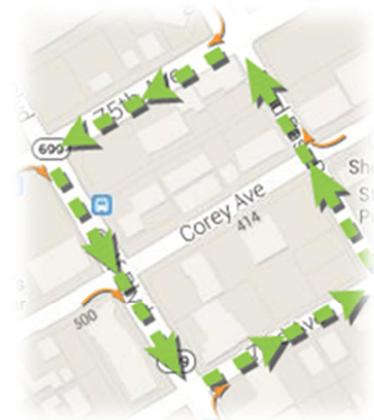


Many Design Workshop participants felt this image reflected their vision for architecture and landscaping in the Corey Avenue District.

## COUPLET

Based on community input during Community Design Week, the City Commission gave the project team direction to move forward with designing options for a couplet of one-way streets that would encircle the heart of the Corey Avenue District on 75<sup>th</sup> Avenue, Gulf Boulevard, 73<sup>rd</sup> Avenue, and Blind Pass Road.

There are still concerns about the couplet which should be addressed in the design. These include the potential to make businesses less visible to drivers, possible driver confusion, creating issues on other streets from diverted/shortcut traffic, and disruption to businesses during construction.



Couplet concept.



However, there is much that could be gained, as the couplet would create areas for street beautification and on-street parking while improving traffic flow and intersection safety.

As the Corey Avenue District Enhancement Project continues, the community will continue to be engaged in exploring couplet design options.

## MOBILITY & CONNECTIVITY

The ease and safety of getting around the Corey Avenue District on foot, bicycle, car, and transit is key to its success. Themed wayfinding signage would help direct visitors to attractions and parking while promoting a visual brand for the district.

As mentioned above in “Amenities”, community members want to see a better pedestrian environment—with safe street crossings, landscaping that buffers sidewalks from vehicle traffic, more pedestrian connections, shade during the day, lighting at night, and shelter from rain. Fortunately the Corey Avenue District has a street grid that is suitable for pedestrian circulation. This network can become even more interesting and convenient for walking if alleys are improved to function as attractive, narrow pedestrian-oriented streets.



*Example of an alley turned into a small pedestrian-oriented street.*

Community members also suggested accommodating bicycles in the district, having a water taxi service, and improving trolley stops.

## PARKING

Parking is important to downtown businesses and visitors, who want spaces to be easy to find and inexpensive. Ideally visitors will be able to park once, and walk or take transit to make multiple stops throughout the district.

A study of the existing parking supply and utilization would illuminate opportunities to better manage the available parking spaces. Parking management strategies include shared parking, relaxed parking requirements for businesses/properties, installing signage to direct people to nearby spaces, and valets.

There are opportunities to create more spaces through the couplet design described above and the new library parking lot. Ultimately, as downtown develops, there may be enough parking demand to make structured parking a feasible option.



## IMPLEMENTATION

Community members had many thoughts about how to implement improvements in the Corey Avenue District, including the following:

- Identify funding needs and potential sources
- Leverage the Community Redevelopment Area as a tool for implementation (ASAP!)
- Remove obstructions in the City development code
- Foster a desirable mix of business types
- Create a comprehensive plan
- Leverage FEMA funding
- Allow transitional uses
- Focus economic development efforts
- Use marketing and promotion to boost the visibility of the Corey Avenue District

As described in the Introduction, the next step in the Corey Avenue Enhancement Project will be to develop draft concepts and bring them back to the community for further input.



### 3. APPENDIX – NOTES FROM ACTIVITIES

#### Where You Live & Work Map | Nov. 20 – Dec. 16

The map below was used to get a sense of whether the people who live and work in and around the Corey Avenue District were providing input for the enhancement project. Community members put stickers on a map to show where they lived or worked within or near the district. The map was used at multiple events during Community Design Week and was then set up in the City Hall lobby.





## Post-It Visions | Nov. 20 – Dec. 16

### POST-IT NOTE COMMENTS

A board was used to collect short suggestions for enhancing the Corey Avenue District. The board was first used at the Design Workshop and was then displayed in the City Hall lobby. Participants responded to a question posed on the board by writing ideas on Post-It notes. Comments have been arranged into themes, and may appear under more than one theme.

### What do you think are the best ideas for enhancing the Corey Avenue District?

#### Walking

- Wide multi-use sidewalks with trees separating from road
- Boardwalk connecting east Corey & community center
- Board walk connecting Rec Center to Corey Ave
- Sunrise -> sunset, water-to-water, walk w/multi-use, beautiful buildings/mall
- Buffer between sidewalks & curbs
- Would love to see downtown ped friendly

#### Placemaking/design

- Corner stones to identify downtown area
- Consistent architecture
- Signage
- Sunrise -> sunset, water-to-water, walk w/multi-use, beautiful buildings/mall
- We are all about the beach + keep it quaint

#### Parking

- Free parking
- Free parking
- Public parking garage & restrooms

#### Traffic

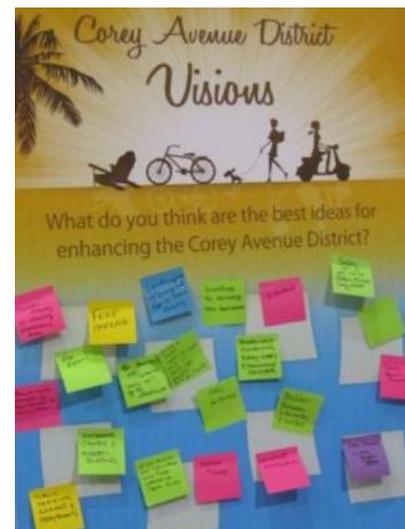
- Can Corey business district be closed to traffic?
- Fix Corey no couplet
- Be aware of where cars will go to shortcuts

#### Beach Theatre

- Save Beach Theatre
- Work on getting the Beach Theater open
- Incentives to get vacant stores + theater open

#### Businesses

- Incentives to encourage new businesses
- Incentives to get vacant stores & theater open
- Get rid of Mamma's toy store! Same for Mermaids





## *Sunrise to Sunset - Corey Avenue District*

### **West Corey**

- Safety incl. get rid of drug rehab Corey west
- Fix West Corey

### **Public restrooms**

- Public bathrooms
- Public parking garage & restrooms

### **Outdoor dining**

- Outdoor cafes & streetscaping
- Landscaping w/bumpouts for 'al fresco' dining

### **Green space & trees**

- Less business, more green space
- Shade trees



## Design Workshop | Wednesday, Nov. 20

### NOTES FROM GROUP DISCUSSION

These notes are transcribed from worksheets that were completed by small groups as they discussed the questions below. They have been arranged into themes, and comments may appear under more than one theme.

### 1. What three ideas/visions presented for the Corey Avenue District do you think are most important?

#### **Pedestrian friendly / walkable / pedestrian amenities**

- Pedestrian friendly
- Walkability – upgrading pedestrian safety & comfort
- Pedestrian friendly & public restrooms
- Adding public restrooms
- Pedestrian friendly boardwalk to + parking

#### **Uses**

- Re-use of existing civic buildings
- Increased residential on east/west
- Add hotels + residential
- Theatre!!
- Outdoor dining
- Secrets of the Sea

#### **Parking**

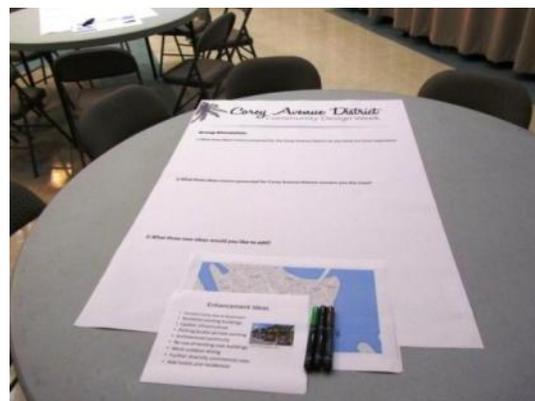
- Parking upgrades
- Free parking
- Parking
- Parking: parking garage, couplet, walkability
- Pedestrian friendly boardwalk to + parking

#### **Connections**

- Connect Corey Ave to downtown
- Water-to-water / water taxi
- Building a bike lane network

#### **Placemaking/design**

- Architectural continuity
- Unique streetscaping
- Small, neighbor friendly





## 2. What three ideas/visions presented for the Corey Avenue District concern you the most?

[Note: Some participants seemed to interpret this question as asking what issues concern them the most.]

### Street circulation

- Couplet logistics (have angled parking possibly w/o 1-way option)
- Couplet concerns
- Couplet – clarification
- Narrowing lanes on Corey Avenue (poor visibility when coming and going – parking)
- 73rd Coquina shortcut

### East and west ends

- How is the west end of Corey blended with the “District”?
- Clean up West Corey
- Do something with East Corey
- Vacant bookends

### Businesses

- Incentives for new businesses
- Types of business

### Other

- Sidewalks on curbs
- Crime
- Ensure infrastructure can support demand
- Marketing
- None

## 3. What three new ideas would you like to add?

### Water connections

- Water taxi
- Water taxi!!
- Fishing pier
- Look for opportunities to tie-in (somehow) with future super-cruise ships
- Kayak trails – destination

### Walkways

- Covered walk in shopping district
- Walk over from Corey over Gulf Blvd.
- Walk over from 75<sup>th</sup> to Mangrove
- Sidewalks along Sunset Way / connect to Upham Beach

### Attractions

- Theatre connected old hardware
- Performing arts venue + supper club



## *Sunrise to Sunset - Corey Avenue District*

- Attraction: boutique hotel – Leverock’s

### **Placemaking/design**

- Make sure street lighting is adequate
- Signage nice + visible
- Entrance features – Corey Downtown
- Mural on the Design Center wall on Boca Ciega side.
- Gulf winds like BPR [Blind Pass Road] improvements

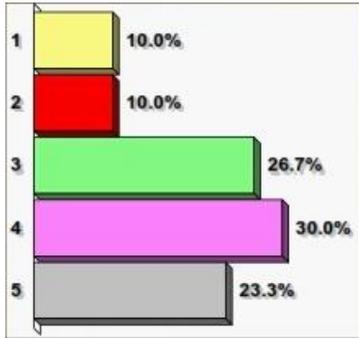
### **Funding opportunities**

- Leverage CRA funds to do things ASAP
- Underground utilities using Pinellas County Gulf Blvd beautification monies

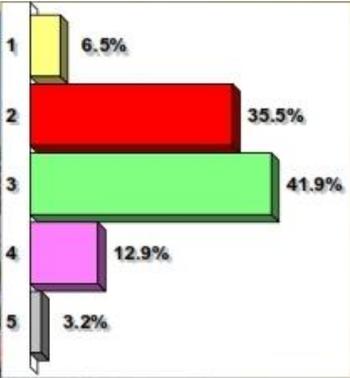
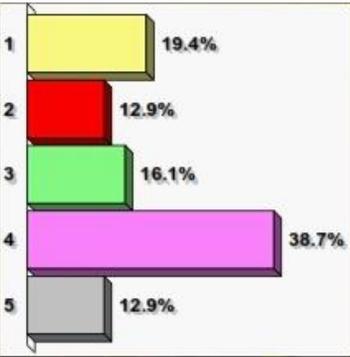


## NOTES FROM TOWNSCAN™ SURVEY

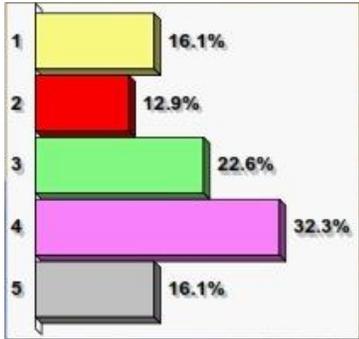
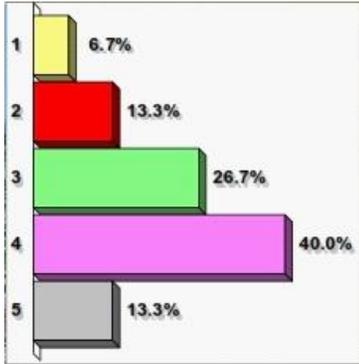
In the TownScan™ survey, workshop participants reviewed scenes of city streetscapes, landscaping, public spaces, pathways, signage, and other elements of urban design. Using electronic polling devices, they indicated whether they felt the subjects of the images were consistent with their vision for the Corey Avenue District, rating them from 1 (Not My Vision!) to 3 (Indifferent) to 5 (Yes, My Vision!). While showing the results to the room, the facilitator asked for volunteers to say what they liked and didn't like about the images. Results and comments are provided below next to each slide image.

Slide Image	Results (Yes, My Vision! = bottom bar)	Comments – LIKES	Comments - DISLIKES												
 <p>1 2 3 4 5</p> <p>NOT MY VISION! ← ——— INDIFFERENT ——— → YES, MY VISION!</p>	 <table border="1"> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10.0%</td> </tr> <tr> <td>2</td> <td>10.0%</td> </tr> <tr> <td>3</td> <td>26.7%</td> </tr> <tr> <td>4</td> <td>30.0%</td> </tr> <tr> <td>5</td> <td>23.3%</td> </tr> </tbody> </table>	Rating	Percentage	1	10.0%	2	10.0%	3	26.7%	4	30.0%	5	23.3%	<ul style="list-style-type: none"> <li>▪ Architecture – tile</li> <li>▪ Mixed use</li> <li>▪ Welcoming</li> <li>▪ Color, awnings, consistency</li> </ul>	<ul style="list-style-type: none"> <li>▪ Too consistent</li> <li>▪ Too “matchy”</li> </ul>
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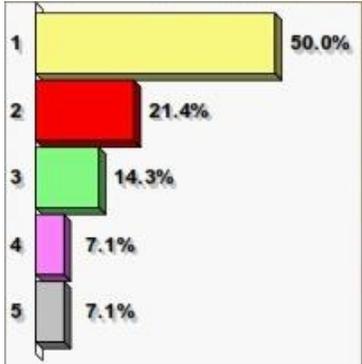
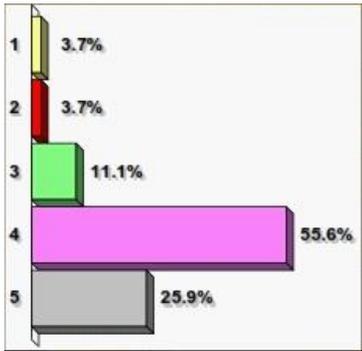


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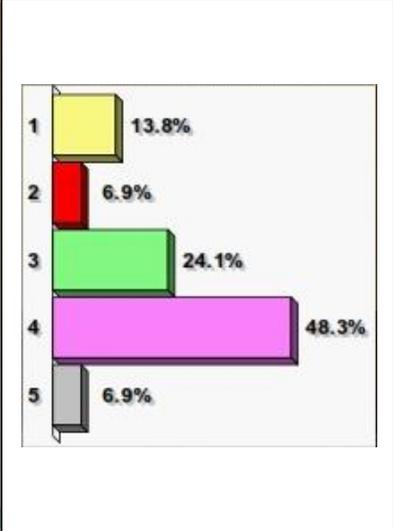
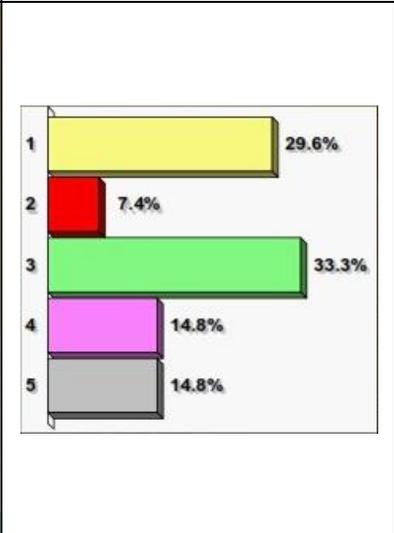
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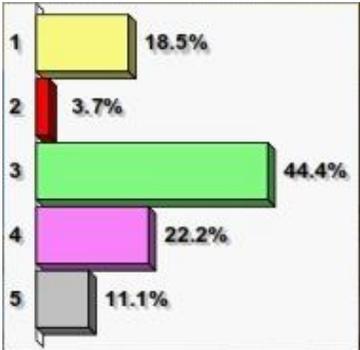
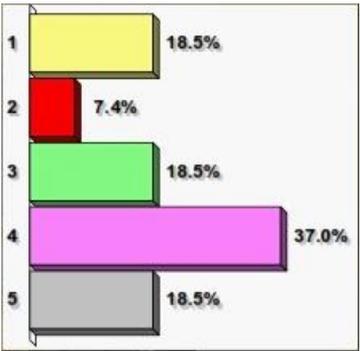
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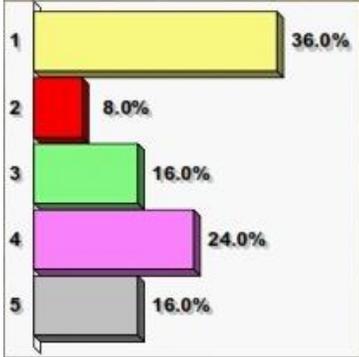
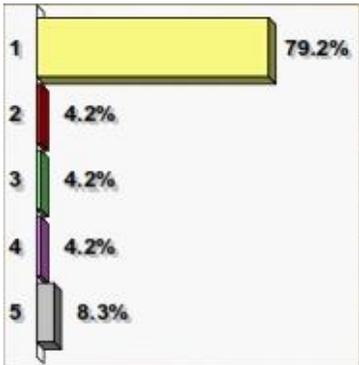
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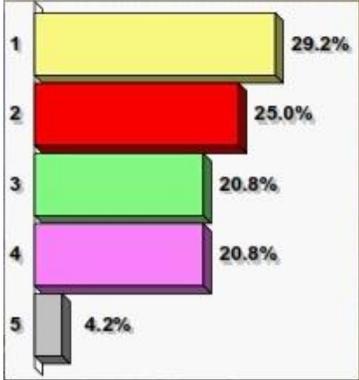
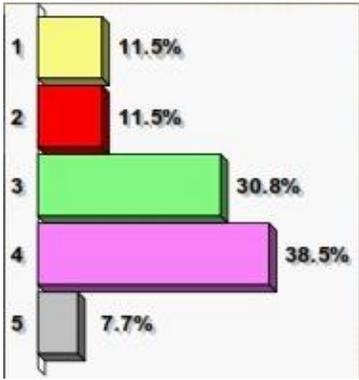


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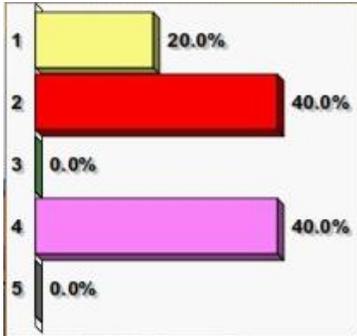


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## Stakeholder Interviews | Wednesday, Nov. 20 & Thursday, Nov. 21

### NOTES

These notes are transcribed from notes taken by project team members during the interviews.

#### Implementation

- Include implementation details (return on investment)
- Not enough staff to make everything happen
  - Establish an economic development board (not staff) – powerful private citizens to leverage investment
  - Establish a 501c3 for theater
- Be serious about short term strategies (vision important, but need to focus on today as well)
  - Allow transitional/interim uses of property; will be upscale later, but not yet; can't change overnight; some activity is better than nothing; activity breeds more activity
- Resolve law suit issue the Comp Plan otherwise all planning is for naught
- Focus on how to stop future law suits
- No assurance for developers is a deterrent for redevelopment

#### Planning process

- People learning and shaping vision
- Excited about project! This is the second act of a big play!
- There is a small group saying not enough input yet
- Need knowledge and awareness to build
- "Talked to death"
- Need viable options for improvement
- Include something for everyone in the plan
- Include Coquina Way

#### Development

- PJ's area – redevelop entire lot
- Assemble parcels for redevelopment
- Consider "going up" in various locations along the corridor
- Height restrictions are obstacle
- Developers "chased out"
- Developers will come; floodgates for development will open; need to be prepared

#### Image / Identity

- Need continuity of image
- Love small town America feel of St. Pete Beach;
- Should maintain beach town theme
- Come together as one city, not Pass a Grille and St. Pete Beach



- Businesses need to look same along Corey
- Theme should be “not too formal, but not hammocks”; “laid back, urban beach”
- Become the best that St. Pete Beach can be

### **Property improvements**

- Do something with library
- Improve alley behind library
- Improve rear view of Sweet Bay – can be seen from bridge when entering City
- Vacant lot fencing is a problem/failure

### **Business types**

- Need diverse shops
- Maintain local shopping niche; no chains
- Potential issue with new hardware store – is it just a pawn shop?
- Issue with inappropriate retail (adult shop)

### **Parking**

- More parking
- Show parking by public services building for the aquarium
- Parking – no requirements in some areas (east of Gulf); not consistently applied
  - Parking requirements impact thriving businesses

### **Street improvements**

- Support the couplet
- Chill n Steam fears couplet concept re: parking, access, visibility
- Community complaining about islands/FDOT role/Hoteliers get “breaks” in median

### **Events**

- Need more events; business association to serve as event “conciierge”
- Have a sunset celebration (akin to Key West) at sunset park; create a true park with the vacant lot at Sunset Park – or use pavers, not just asphalt.
  - Pocket parks add little value – incorporate small pocket park into Sunset Park

### **Gateways**

- Build pedestrian bridge to connect community center and aquarium to Corey; serve as gateway
- Gateways at west and east Corey

### **Homelessness**

- Issue with homelessness on beach



## Couplet Discussion Group | Wednesday, Nov. 20

### NOTES FROM DISCUSSION

These notes are transcribed from notes taken by a project team member during the room-wide discussion.

#### Concerns

- Concern re: diverting too much traffic to 73<sup>rd</sup> and Coquina
- Current location of transit stop blocks traffic
- Curb cuts with sidewalks are an issue (buffer zone needed; encourage alternative design feature)
- Pedestrian conflicts at Blind Pass?
- Tourists traveling one direction only will miss businesses
  - How will tourists "see" Corey?
  - What will make tourists stop & park on Corey?
- Adding complexity to driving movements
- Decrease in 75<sup>th</sup> traffic?? (3 movements)
  - LOS at 75<sup>th</sup> and Blind Pass today?
  - Pedestrian crossings will force more cars to wait

#### Opportunities / Suggestions

- Design should improve Coquina
- Opportunity to expand concept north (pedestrian improvements)
- Opportunity to add parking on Blind Pass
- Advertising & marketing of "new" Corey Ave District!
- Bike facilities?
- Behind Corey is private right-of-way, not alley

#### Questions

- Why consider change?
- Speed limit on Corey?
- Timeline for completion?
- Cost? Where will funds come from?



## **District Walks | Wednesday, Nov. 20 & Thursday, Nov. 21**

### **NOTES FROM DISCUSSION**

These notes are transcribed from notes taken by the walk leader/facilitator.

#### **Concerns about current conditions**

- No activity at end of Corey – City should program
- Strip shop issues
- “Stuck in the 1950’s”
- Poor quality business signage
- Issues with Sweet Bay – corner

#### **Ideas for improvement**

- Rehab and re-open the theater
- Like beachy colors
- Preserve views; complete sidewalks
- Develop a water taxi
- Remove fencing on vacant lot
- Need outdoor dining at Croisette
- Establish entertainment district
- Connect to beach – all the way from Sunset Park
- Road diet on Gulf

#### **Concerns about proposed ideas**

- Liability issues with parklets? Concern with using tax dollars? Fairness of which businesses get outdoor space?
- Not supportive of bus/trolley at library



## Additional Participant Comments

### DISTRICT WALK COMMENT CARD

District Walk participants were provided with comment cards for recording notes during the walks. Most participants preferred to engage in discussion with the facilitator instead, but a number of comment cards were returned, with notes transcribed below.

#### Concerns or Issues

- Sidewalks on curbs
- Blind Pass Corey intersection
- Chain link fences
- Too many lanes (signage)
- Do not close Gulf Blvd
- Fix Corey forget Couplet

#### Ideas or Opportunities

- LID Stormwater solutions
- Extend pedestrian design attributes north on BPR [Blind Pass Road] to 80th Avenue
- Wide sidewalks with trees for walk/bike

#### Comments

- Not liking the couplet and don't see how it will help the businesses. Don't spend \$ where we don't have to
- Provide pedestrian overpass from Corey to new aquarium and recreation complex.
- Make it a beautiful "Gateway" to the city.
- Corey needs to be "foot friendly" (see Beach Dr in direction St Peterburg) with multiple dining, retail and entertainment options
- Make parking easy, reliable - tourist transportation to beach hotels
- Can become the next destination to see and be seen
- Fishing Pier on east/west end of Corey
- Continuity should be put in plan. If each store front is different may clash - not all shop owners have good taste. Turquoise and yellow and purple may look tacky, at least limit to a few approved colors.
- Maybe cover for shopping in the event of rain - you can leave beach and shop store to store without the inconvenience or discomfort from the elements otherwise it's home or back to hotel.
- If arch placed at entrance needs water feature such as water trickling down sides maybe into small pool, colored lights
- Small park at west n east ends.



## **Additional Participant Comments**

### EMAILS

City staff received two emails regarding the project before this summary was written, duplicated below.

1. Since the stripper club & the momma won't tell businesses are legal operations, why can't the Corey improvement project include putting them both on the stripper club side of the street. It would make for more tourism on the Corey side & keep the sex stuff contained on the other side of the street.
2. I am deeply distressed I missed this week. It has been unavoidable. I imagine my opinion means little to nothing but it would have been nice to be heard. Our family has our entire financial savings and security invested in [our business] – certainly in the center if the construction/destruction zone. I will pray that the concerns I have shared in the past will at least be considered. Simply – the always longer than anticipated period of road destruction – work be done at night and off season. Second regarding the concept of the one way couplet/it makes little sense to me with the ultimate goal of increased pedestrian traffic to take ONE traffic problem at Gulf and divide it into two problems. As years go by and as residential units are proposed to increase in the targeted areas – traffic will indeed grow. The problem will just be multiplies. Not solved. Also, the amount of traffic among locals intending to avoid the one way couplet will dramatically increase traffic in surrounding streets which are in no way capable nor desirous of massive increase traffic in all residential currently quiet streets.