

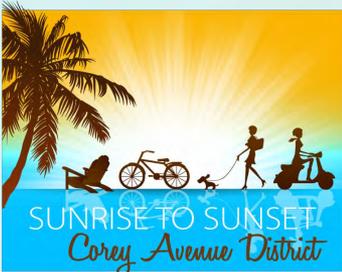
Community Review: Commission Meeting

Corey Avenue District
March 26th and 27th, 2014





- LEGEND
- DEVELOPMENT
 - NEW CANOPY
 - EXISTING CANOPY
 - EXISTING BLDG.
 - SIDEWALK
 - BOARDWALK
 - SPECIAL PAVING
 - PLANTING - GROUND COVER AND SHRUBS
 - UMBRELLA AND PICNIC TABLE
 - PALM
 - STREETLIGHT BOLLARD
 - PALM IN PLANTER
 - FOUNTAIN WITH SEAT WALL



Health Benefits of Good Urban Design

- Incentivizes walking or biking, instead of driving – promoting exercise
- Increases social connections among neighbors



From: **Chicago Metropolitan Agency for Planning (CMAP)**

<http://www.cmap.illinois.gov/about/2040/supporting-materials/process-archive/strategy-papers/urban-design/effects>

Safety Benefits of Good Urban Design

- Well-designed streets attract more pedestrians who keep watch over one another.
- Improved streetscapes and traffic calming devices provide buffers between pedestrians, bicyclists and automobile traffic
- More pedestrians on the street actually decreases the likelihood that one will be struck by a driver.



From: **Chicago Metropolitan Agency for Planning (CMAP)**

<http://www.cmap.illinois.gov/about/2040/supporting-materials/process-archive/strategy-papers/urban-design/effects>

Economics of Biking . . .

- A 2008 study in Portland clocked bicycle-related industry alone as contributing \$90 million to the local economy every year.
- In 2010, Wisconsin recorded a yearly \$1.5 billion bike economy . . . Bicycle tourism.



Return on Public Investment . . .

- For every \$1 invested into a downtown, there is a \$32 return into the community.

- *National Main Street Institute*

- The Barracks Row/8th St SE District in Washington DC

- \$8 million invested in public funds. Within two years, the private sector invested additional \$8 million
- 32 new businesses

- *Source: CT Main Street*



Return on Public Investment . . .

- A \$4.5 million investment in streetscape and pedestrian improvements on School Street are credited with helping attract:
 - 60 new businesses
 - Decreasing the vacancy rate from 18% to 6%
 - Increasing downtown sales tax revenue by 30%



Lodi, California

<http://www.rsa.cc/images/EconomicValueOfActiveTransportation.>

“The Economic Benefits of Walkable Communities,” by the Local Government Commission for the California Department of Health Services.

Return on Public Investment . . .

- A \$10 million investment in traffic calming, a fountain, a public event space and building restoration transformed a run-down downtown. In the 5 years between 1993 and 1998 . . .
 - Property values went from \$10-\$40/sq.ft. to \$50-\$100/sq.ft.
 - Commercial rents went from \$6/sq.ft. to \$30/sq.ft.
 - Brought occupancy up to 80% and attracted \$350 million in private investment to the area



West Palm Beach, Florida,

<http://www.rsa.cc/images/EconomicValueOfActiveTransportation.pdf> "The Economic Benefits of Walkable Communities," by LGC for the California Department of Health Services.



Schedule | The public is s

TUESDAY, NOVEMBER 19

Public Meeting + Community Redevelopment Area (CRA)

5:00 pm to 6:00 pm
Location: City Hall, 155 Corey Avenue
Commission Chambers

in agreement with the Corey Avenue District Enhancement Project is the update of the CRA. This public meeting will focus on giving a basic overview of what a CRA is, explaining how it is linked to the downtown project, and identifying specific outcomes that the community would like to accomplish through the CRA.



City Commission Chambers
Business owners and employees are invited to meet with the project team and informally discuss your ideas and thoughts about the Corey Avenue District. Coffee and a continental breakfast will be available.

Community Walk #1

9:30 am - 10:30 am
Location: Meet at City Hall, 155 Corey Avenue
Residents, property owners, merchants and all interested community members are invited to walk the Corey Avenue District with the project team. During the walking tour, participants will have a chance to point out general areas of concern and ideas for improvement. Comfortable shoes are recommended.

Community Discussion Group: Couplet Concept

10:30 am - 12:00 pm
Location: City Hall, 155 Corey Avenue
2nd Floor Conference Room

The concept of a couplet has been proposed to address downtown walkability, aesthetics and parking issues. Although the couplet has been discussed in previous public forums, no definitive decision has been made to this point. Interested community members are encouraged to join this focus group to learn more about the key factors which led to the current couplet concept and share your thoughts on this proposal or other design alternatives.

1:30 pm - 2:00 pm
Location: Meet at City Hall, 155 Corey Avenue

Join your friends and neighbors to participate in an afternoon walk around the Corey Avenue District. During the walking tour, you are encouraged to pay particular attention to the unique features of the streetscape, architectural styles, pedestrian circulation and public spaces to identify potential areas and ideas for enhancement. Comfortable shoes are recommended.

City Commission Workshop

5:00 pm - 7:00 pm
Location: City Hall, 155 Corey Avenue
City Commission Chambers

Community members and stakeholders are invited as the Project Team shares with the Commission what they have learned and heard from the community thus far. Highlights from the walks, interviews, and workshop will be explored and discussed.

Community Walk #3

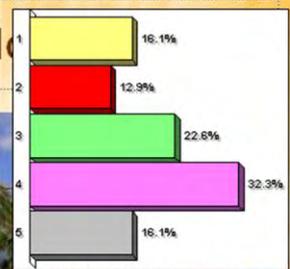
7:00 pm - 8:00 pm
Location: Meet at City Hall, 155 Corey Avenue

Join your friends and neighbors in a nighttime walk through the Corey Avenue District. Participants will be asked to pay particular attention to evening activities.



Corey Avenue District Community Design Week
City of St Pete Beach

Get Involved!!
November 19 - 22, 2013



2 3 4 5
INDIFFERENT YES, MY VISION!

Sunrise to sunset

**Relaxed, but
not lazy**

QUALITY
SIGNAGE

Hotels

Retain character

Safe

DIVERSITY - ARCHITECTURE, COLOR, & SCALE

Mosaic

UPSCALE
BEACH

Everyone's Downtown

Walkable

Colorful

BIKEABLE

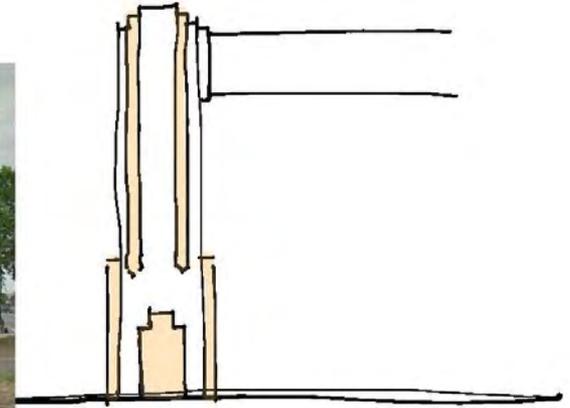
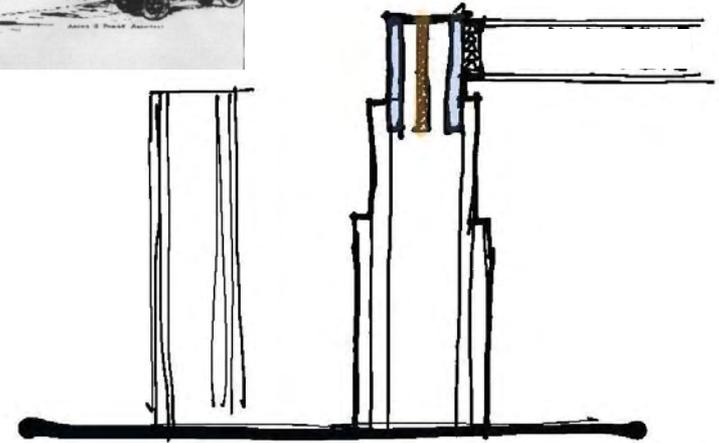
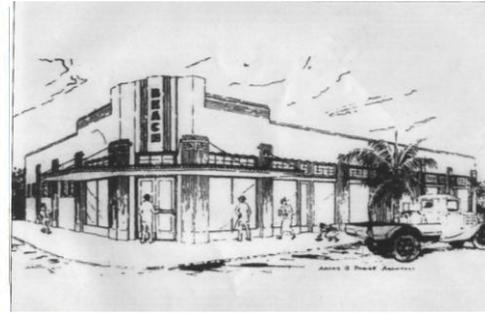
Mixed use

Comfortable

Shade features

Outdoor dining

Intersection Gateway Concept





Intersection Gateway Concept

Pedestrian Overpass Gateway



Streetscape Details

PALMS AND TREES



Wodyetia bifurcata sp.



Washingtonia robusta sp.



Sabal-palmetto sp.



Tabebuia impetiginosa



Archontophoenix alexandrae

SHRUBS



Arbutus unedo



Carissa macrocarpa



Callistemon citrinus



Phoenix roebelenii



Rhapsiolepis sp.

GROUNDCOVERS



Ajuga reptans

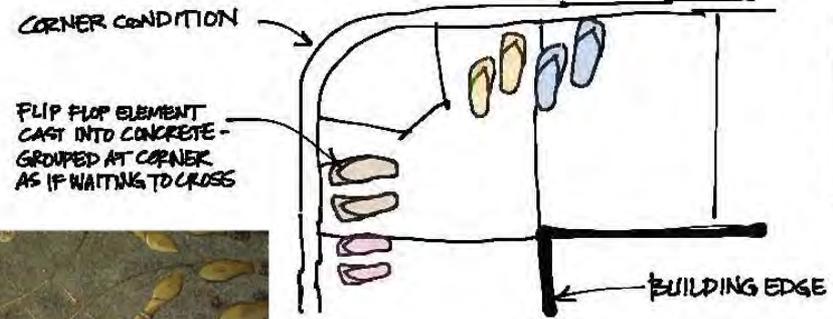
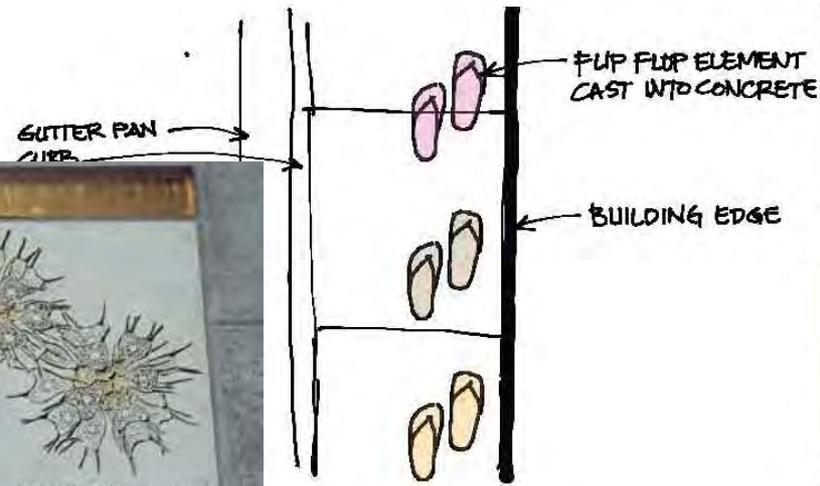
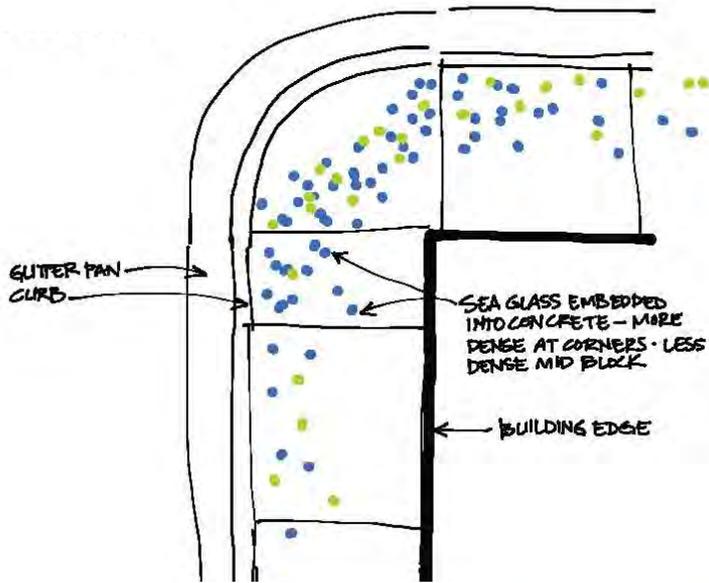


Muhlenbergia sp.





Corey Avenue Sidewalks



Opportunities for Shade/Shelter



EXISTING CONDITION

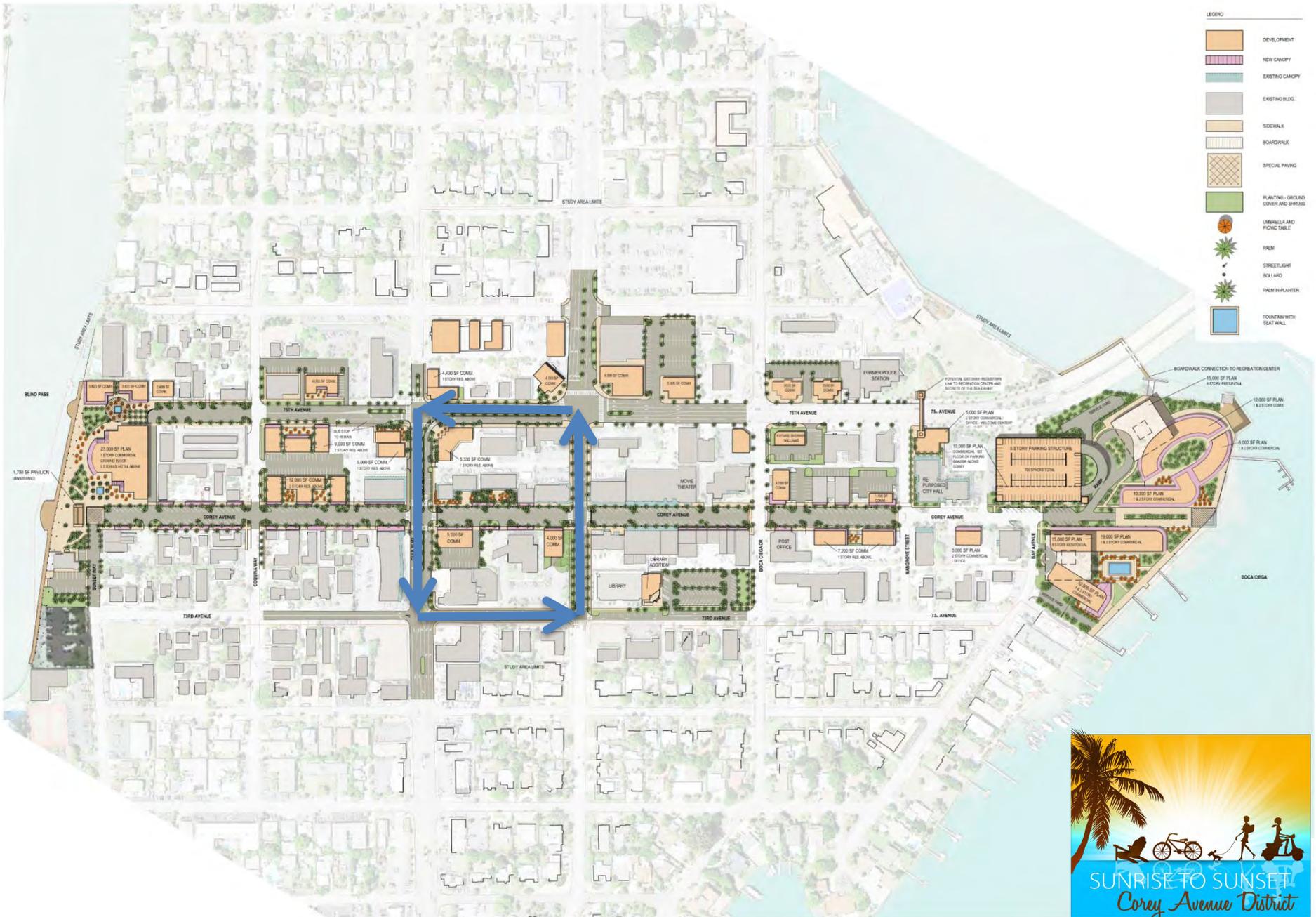
- EXISTING COVERED WALKWAY/ ARCADE
- POTENTIAL FOR ARCADE ADDITIONS ON BUILDINGS
- POTENTIAL FREE-STANDING STRUCTURE LOCATIONS



POTENTIAL ENHANCEMENTS



The Couplet



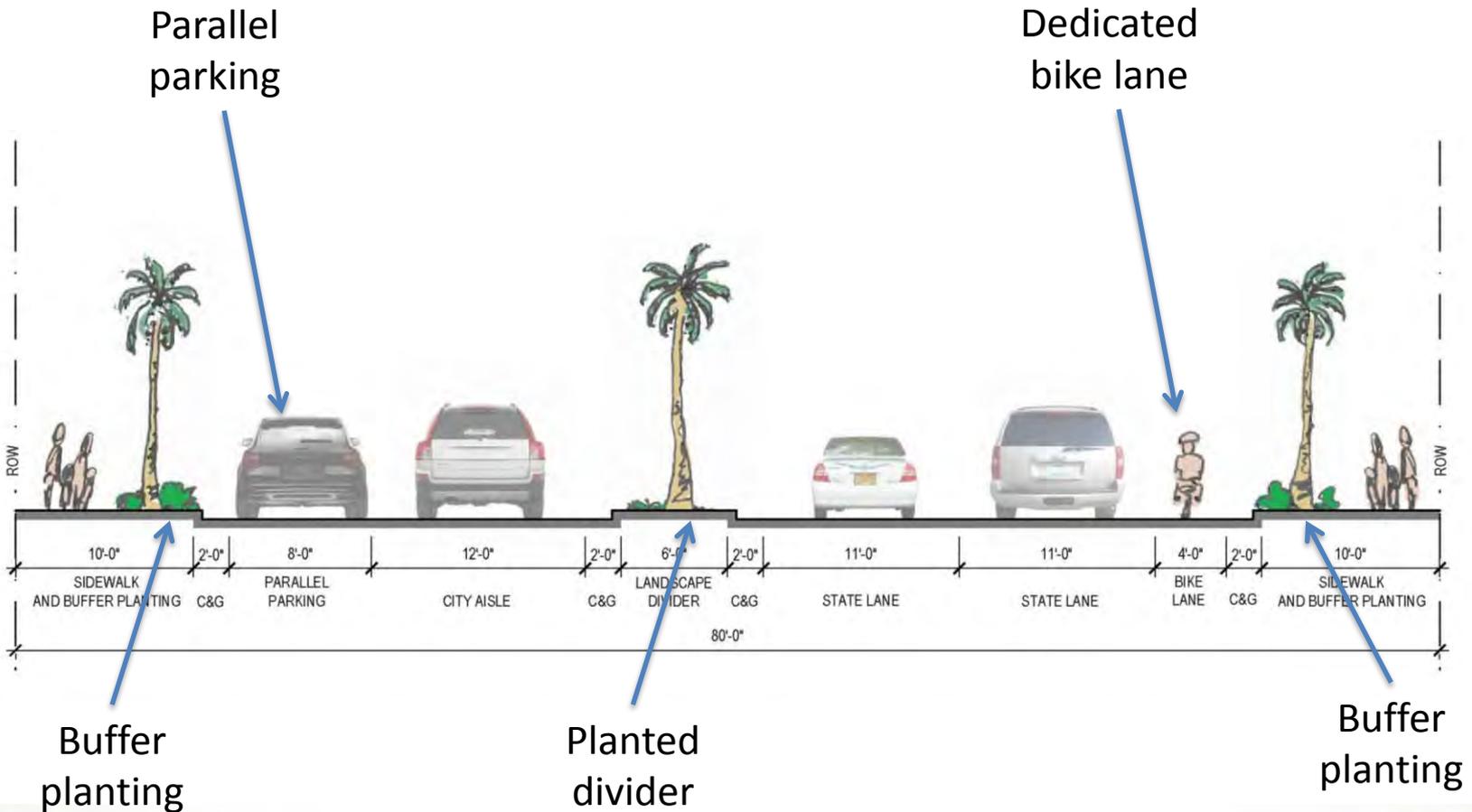
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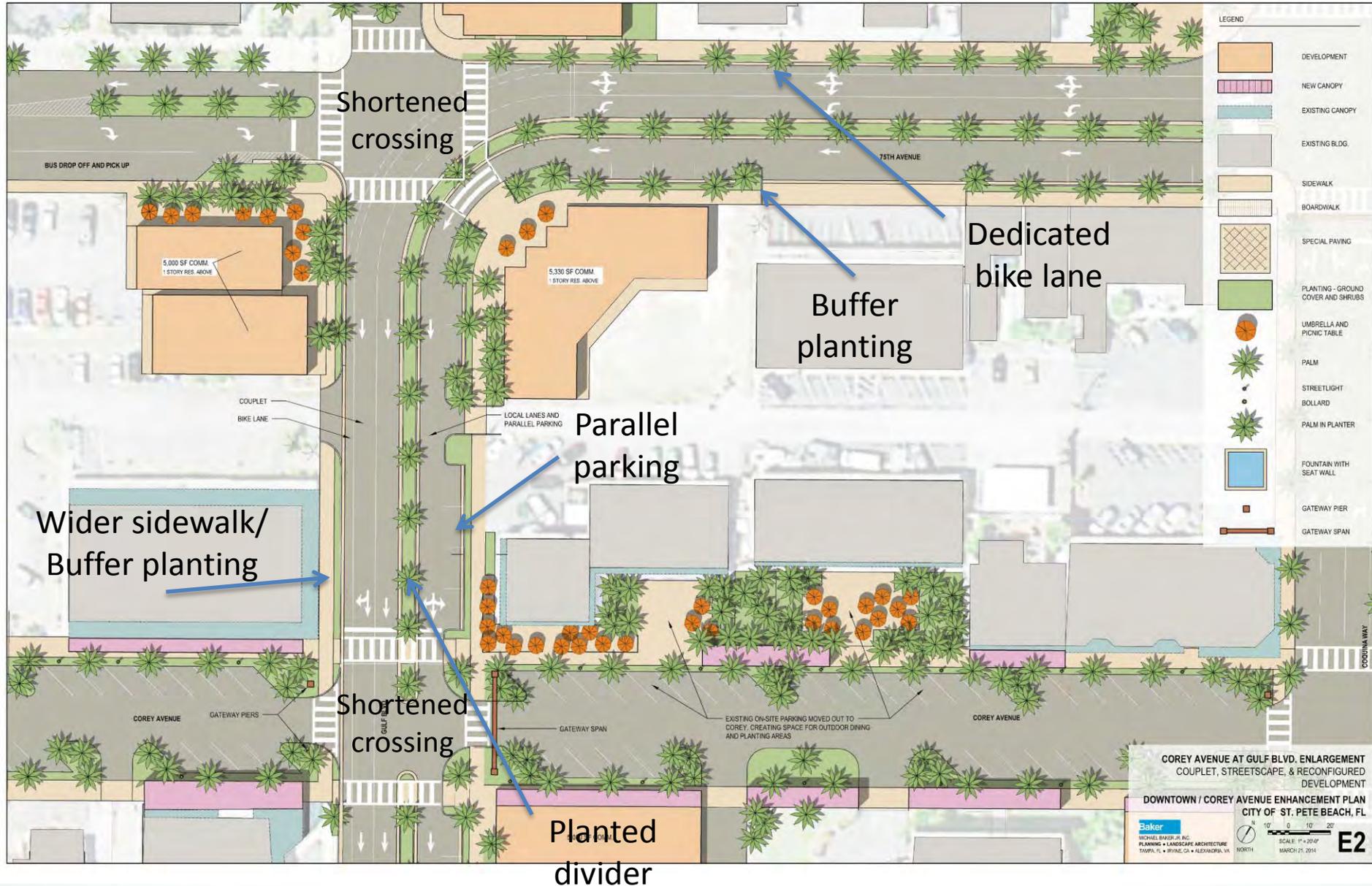


Couplet – 75th Street and Gulf Blvd

(Typical section – 75th looking west)



Couplet – 75th Street and Gulf Blvd



Shortened crossing

Dedicated bike lane

Buffer planting

Parallel parking

Wider sidewalk/
Buffer planting

Shortened crossing

Planted divider

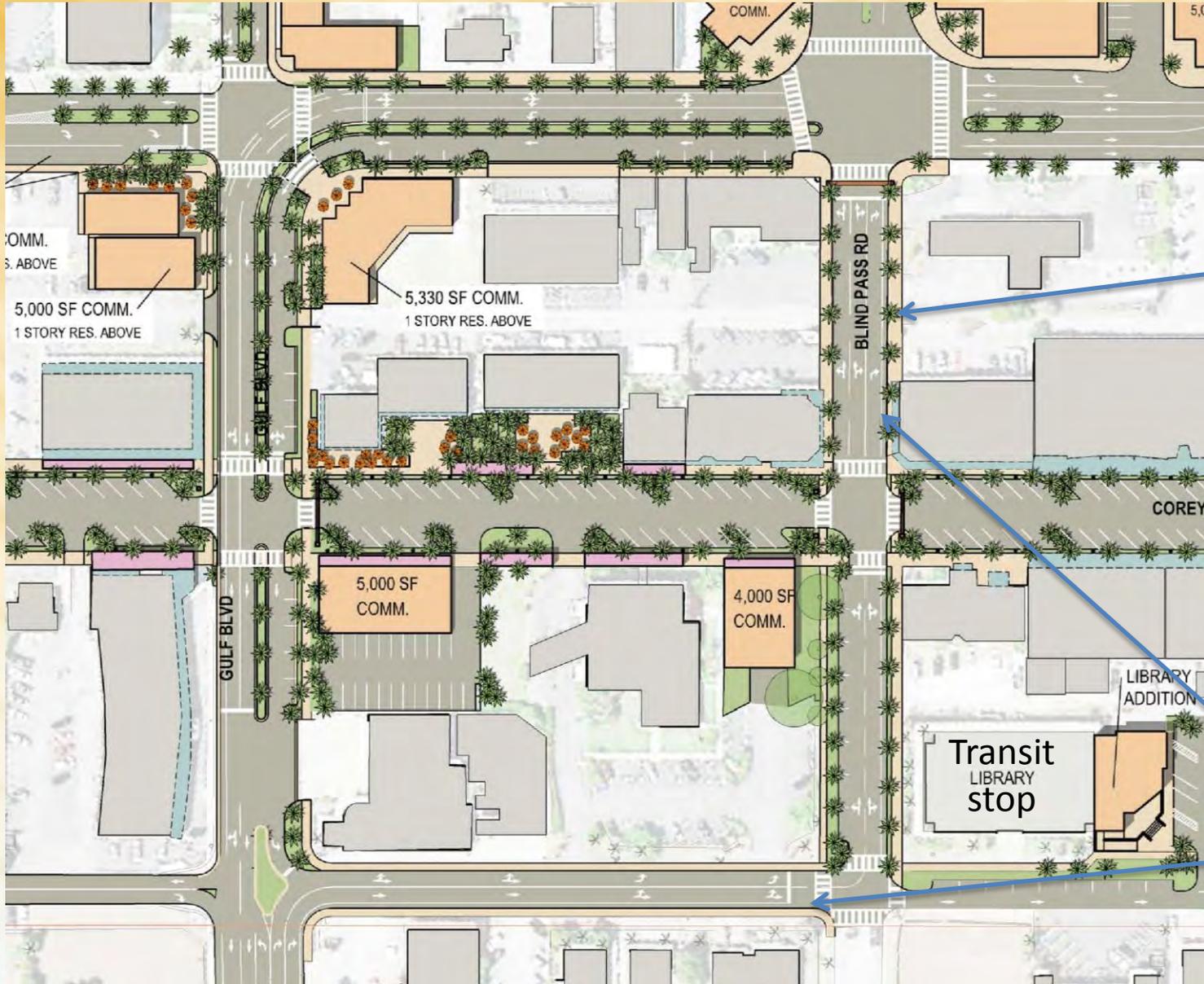
LEGEND

| | |
|-------------------------------|------------------------------------|
| [Orange box] | DEVELOPMENT |
| [Pink hatched box] | NEW CANOPY |
| [Blue hatched box] | EXISTING CANOPY |
| [Grey box] | EXISTING BLDG. |
| [Light orange box] | SIDEWALK |
| [White box with black border] | BOARDWALK |
| [Cross-hatched box] | SPECIAL PAVING |
| [Green box] | PLANTING - GROUND COVER AND SHRUBS |
| [Orange circle] | UMBRELLA AND PICNIC TABLE |
| [Green palm tree symbol] | PALM |
| [Black dot] | STREETLIGHT |
| [Black dot] | BOLLARD |
| [Green palm tree in a square] | PALM IN PLANTER |
| [Blue square] | FOUNTAIN WITH SEAT WALL |
| [Red square] | GATEWAY PIER |
| [Red line] | GATEWAY SPAN |

COREY AVENUE AT GULF BLVD. ENLARGEMENT
COUPLET, STREETScape, & RECONFIGURED
DEVELOPMENT
DOWNTOWN / COREY AVENUE ENHANCEMENT PLAN
CITY OF ST. PETE BEACH, FL
Baker
MICHAEL BAKER JR. INC.
PLANNING + LANDSCAPE ARCHITECTURE
TAMPA, FL + IRVING, CA + ALEXANDRIA, VA
SCALE: 1" = 20'
NORTH
MARCH 21, 2014
E2



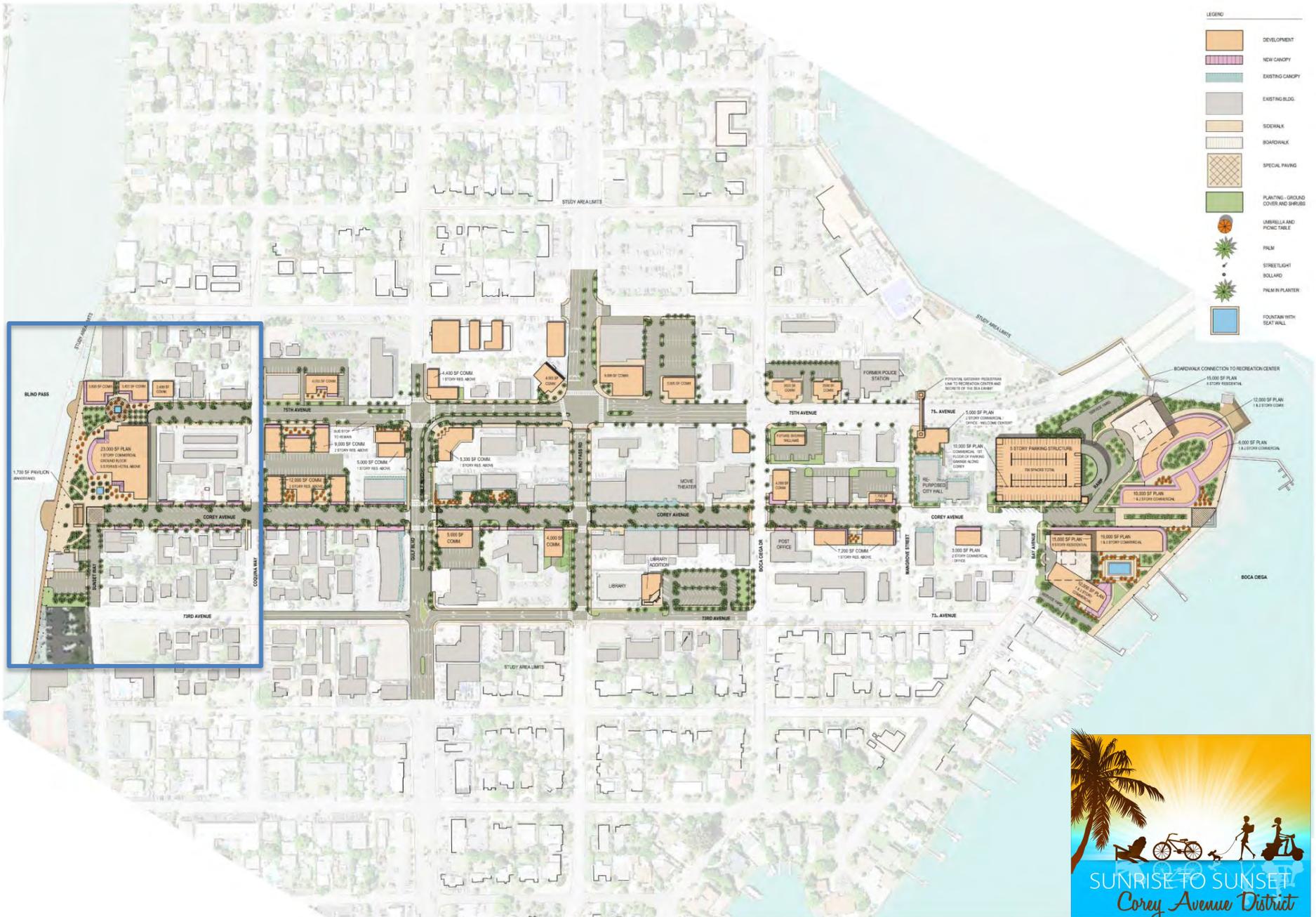
Couplet – Blind Pass Road & 73rd Street



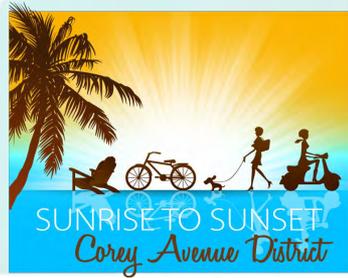
Streetscape enhancements

Dedicated bike lanes continue on 73rd and on Blind Pass





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SUNSET PARK

Hotel, retail, and waterfront restaurants

Transform existing road into major public space

Pavilion/shelter

Public boardwalk and fishing pier

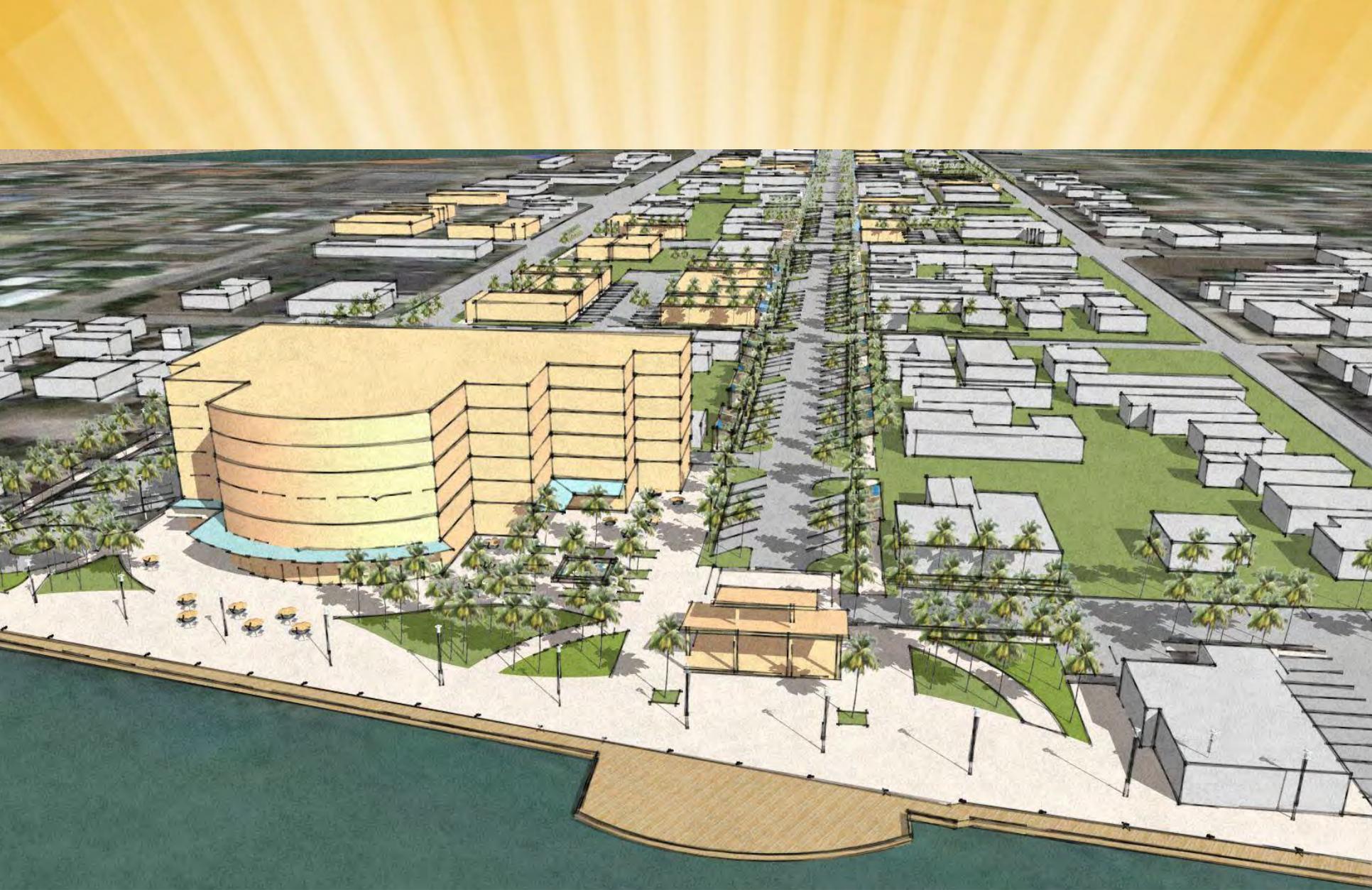
Extend Sunset Park to create large waterfront park/plaza



Diagonal parking/
streetscape

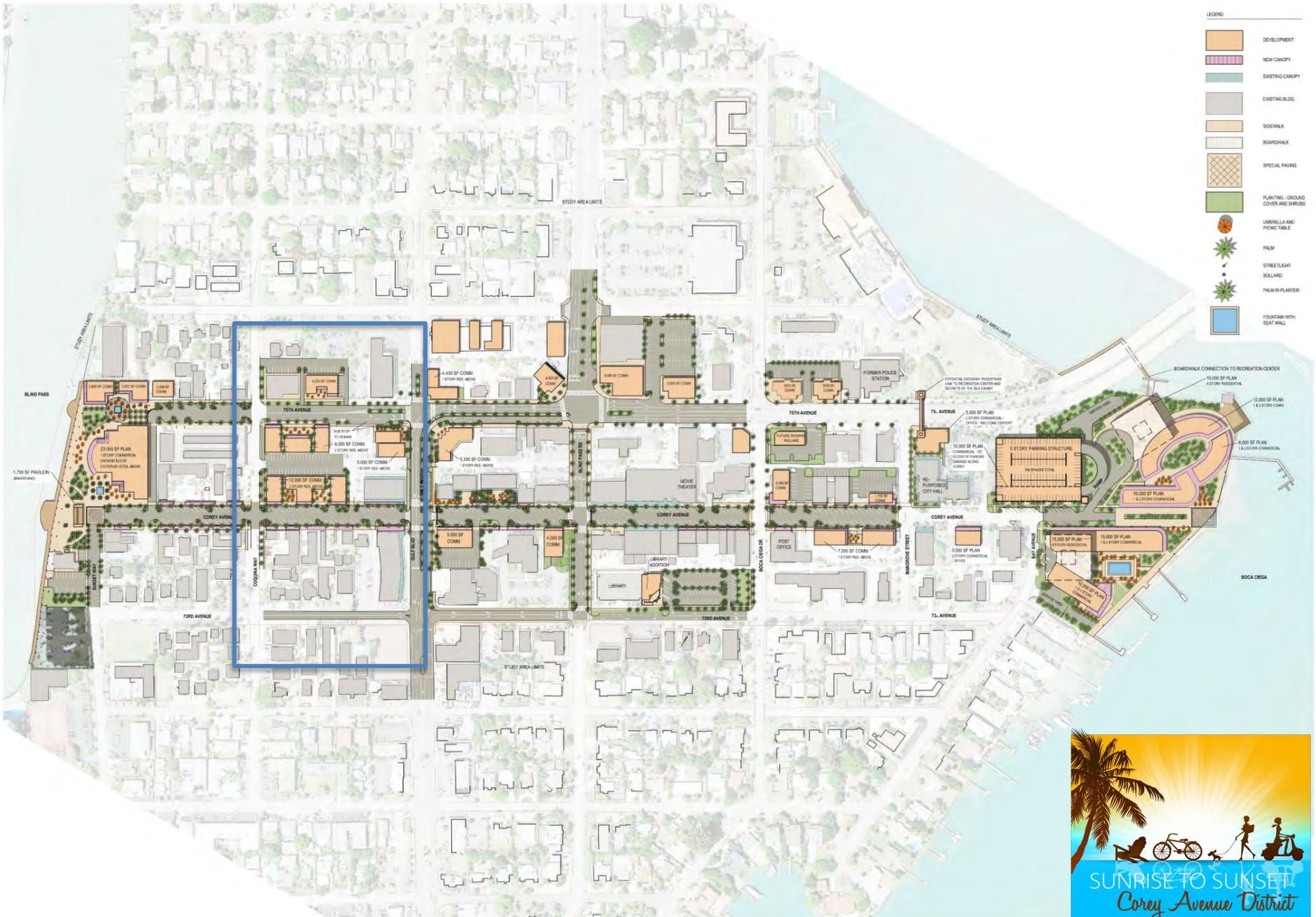
Renovate – reuse
existing motels











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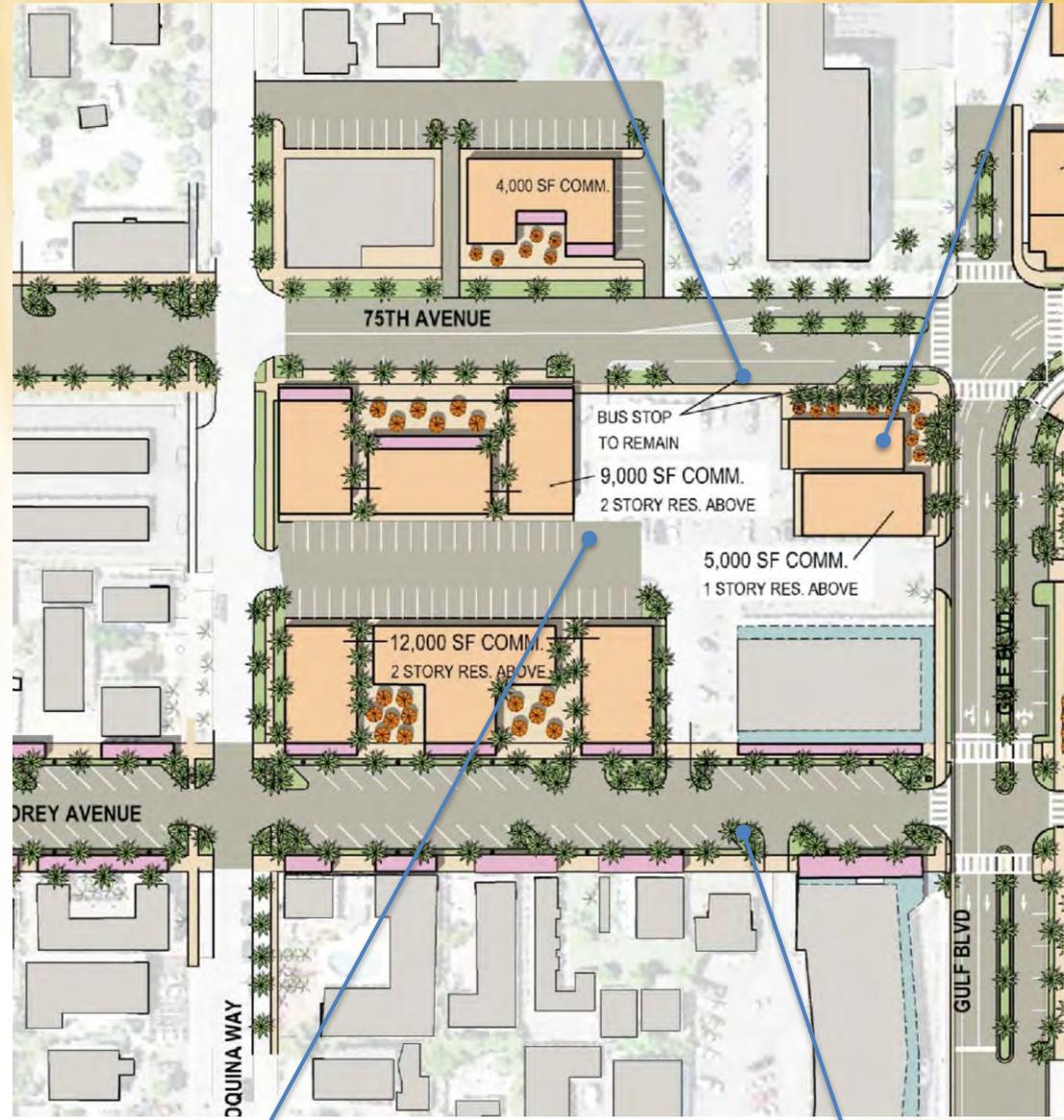




Infinity & Beyond Photography: Key Cook

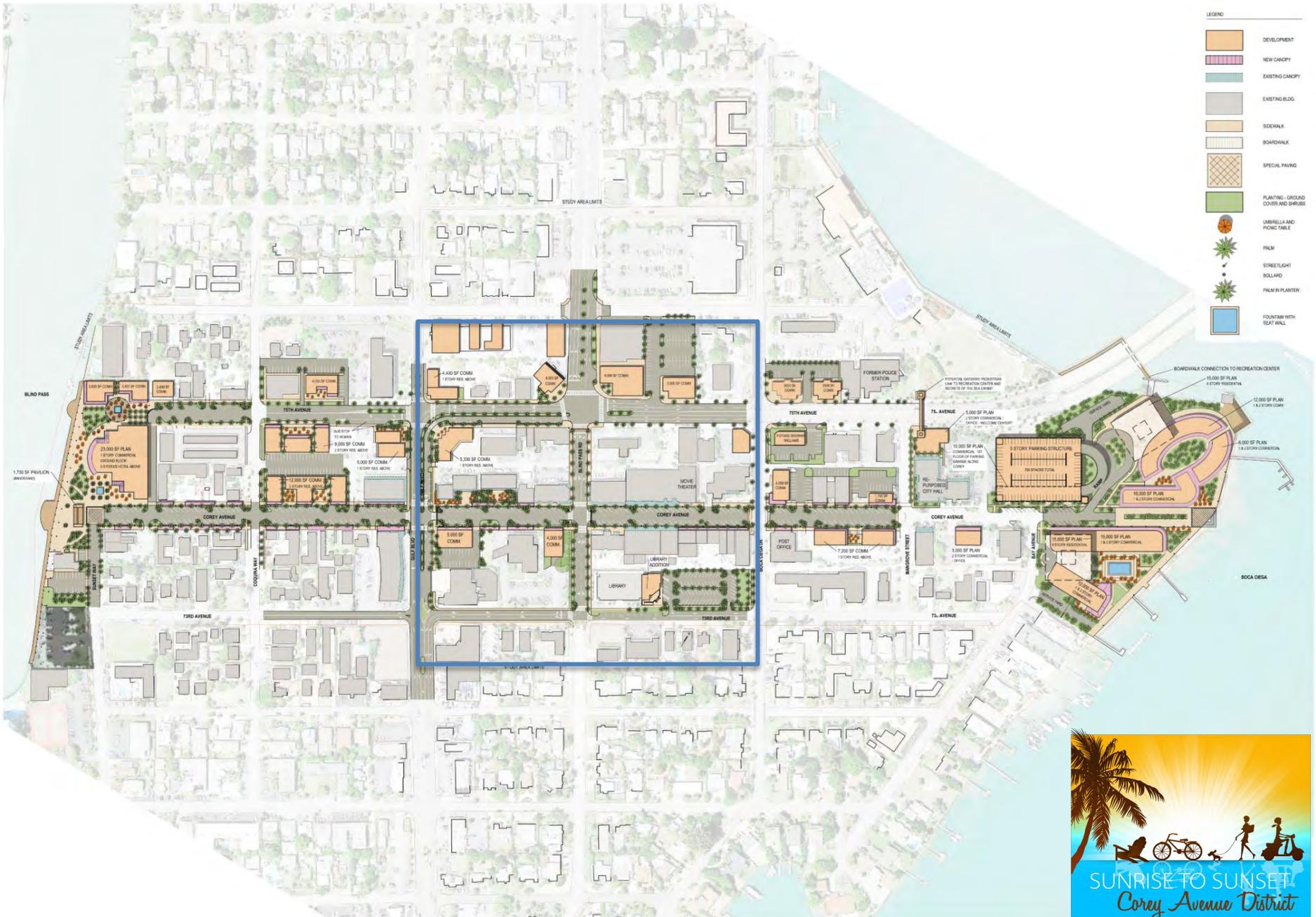
Enhanced bus stop

Infill corner

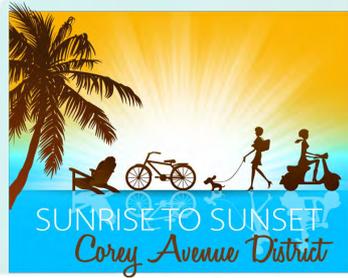


Redevelop shopping center with mixed use & outdoor dining

Diagonal parking/ streetscape improvements

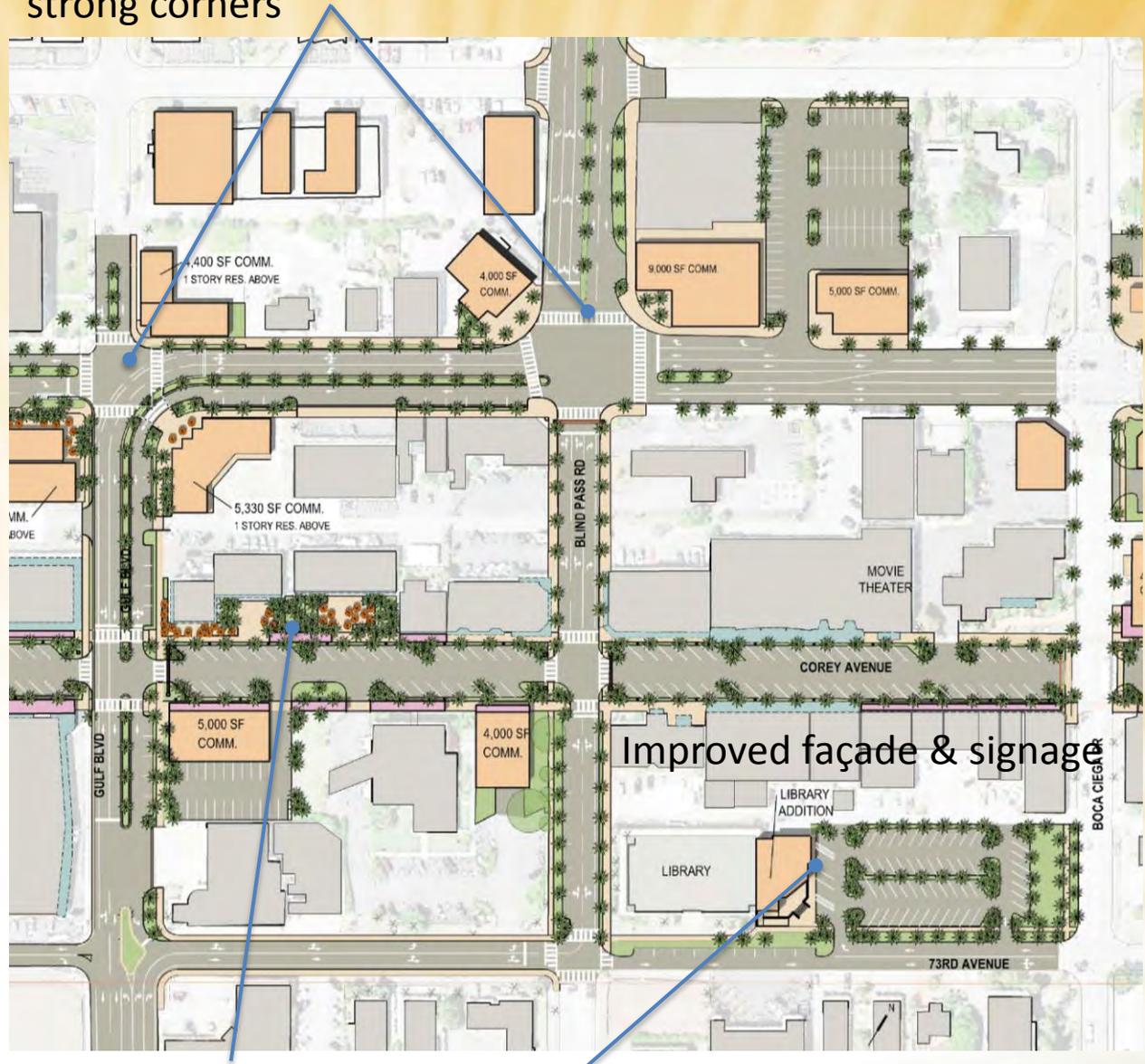


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Create architecturally strong corners

Key infill & redevelopment

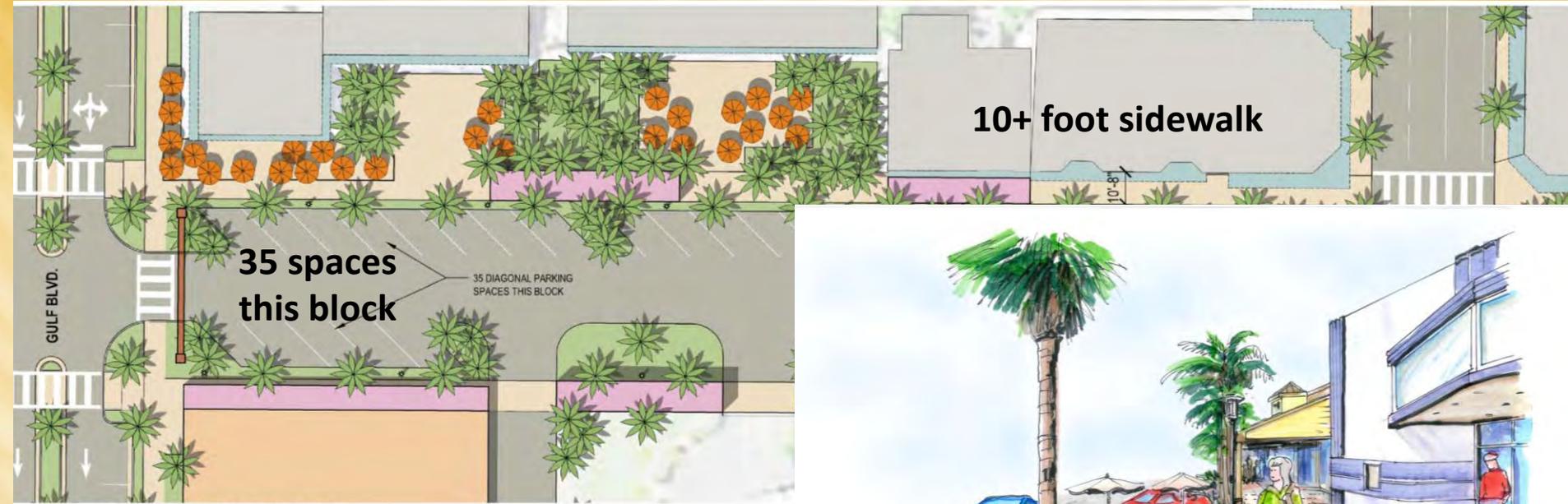


New outdoor dining / plaza opportunities

Expanded library with public restrooms & public parking lot

Improved façade & signage

Corey Avenue – Diagonal or Parallel Parking Option

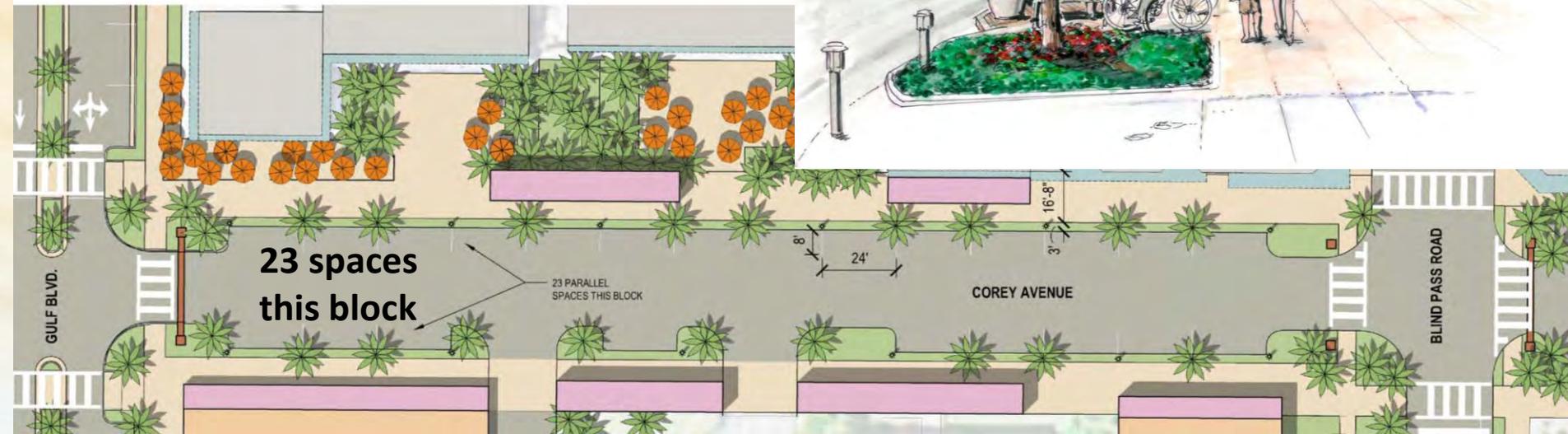


**35 spaces
this block**

35 DIAGONAL PARKING SPACES THIS BLOCK

10+ foot sidewalk

COREY AVENUE - DIAGONAL PARKING



**23 spaces
this block**

23 PARALLEL SPACES THIS BLOCK

COREY AVENUE

BLIND PASS ROAD

GULF BLVD.

GULF BLVD.

Residential buildings

Boardwalk connection

1-2 story commercial



Key infill & redevelopment

Public space and boardwalk/pier

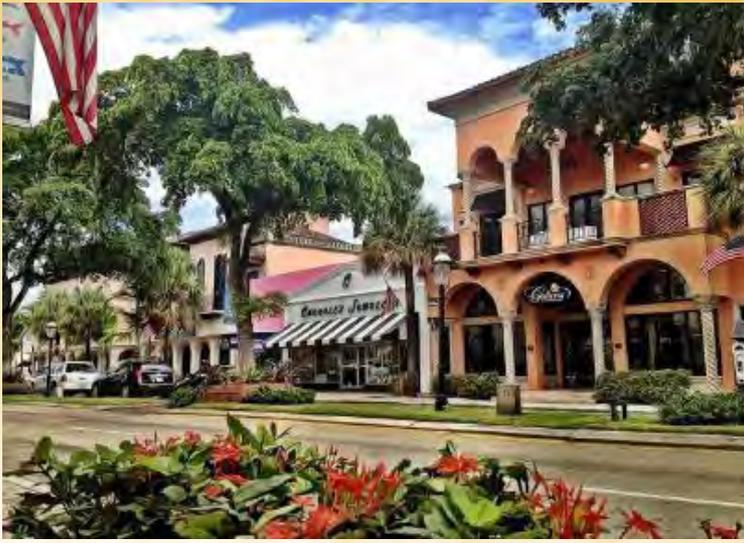
Re-purposed City Hall

5 story parking garage

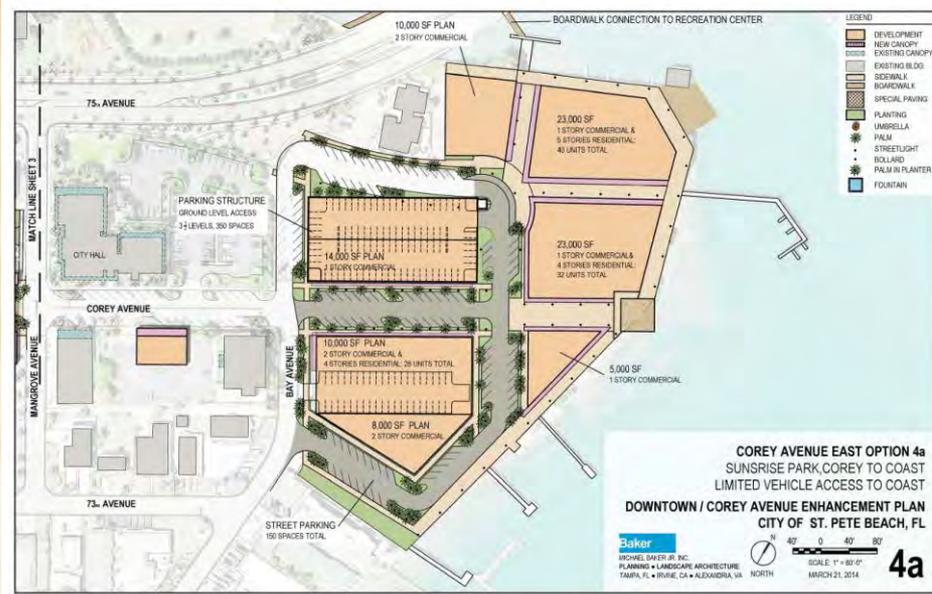






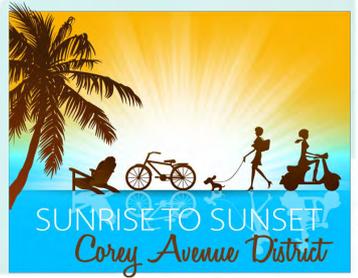








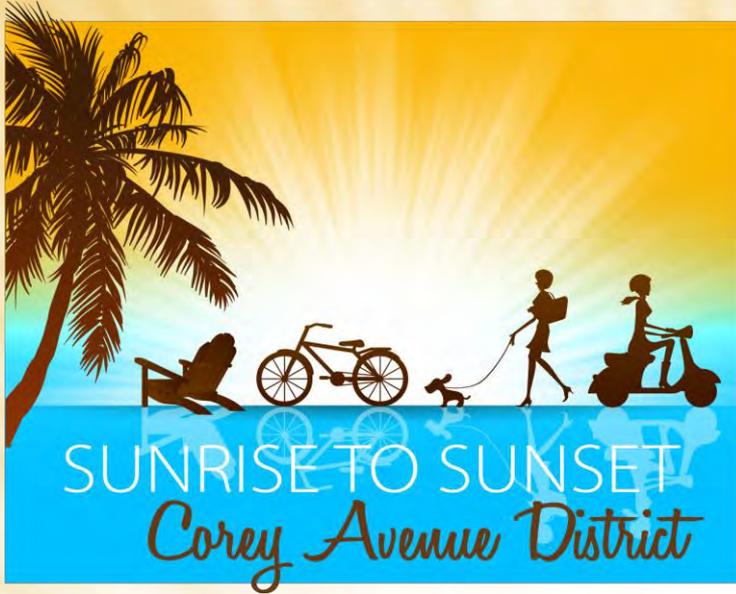
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Implementation Challenges under Existing Code

- ***Parking***
 - On-site requirements
 - Shared parking
 - Parking structures
- ***Density***
 - Residential limitations
- ***Land Assembly***
 - Lot size restrictions for mixed use





NEXT STEPS

Next Steps

