

THE GAS PLANT DISTRICT MASTER PLAN

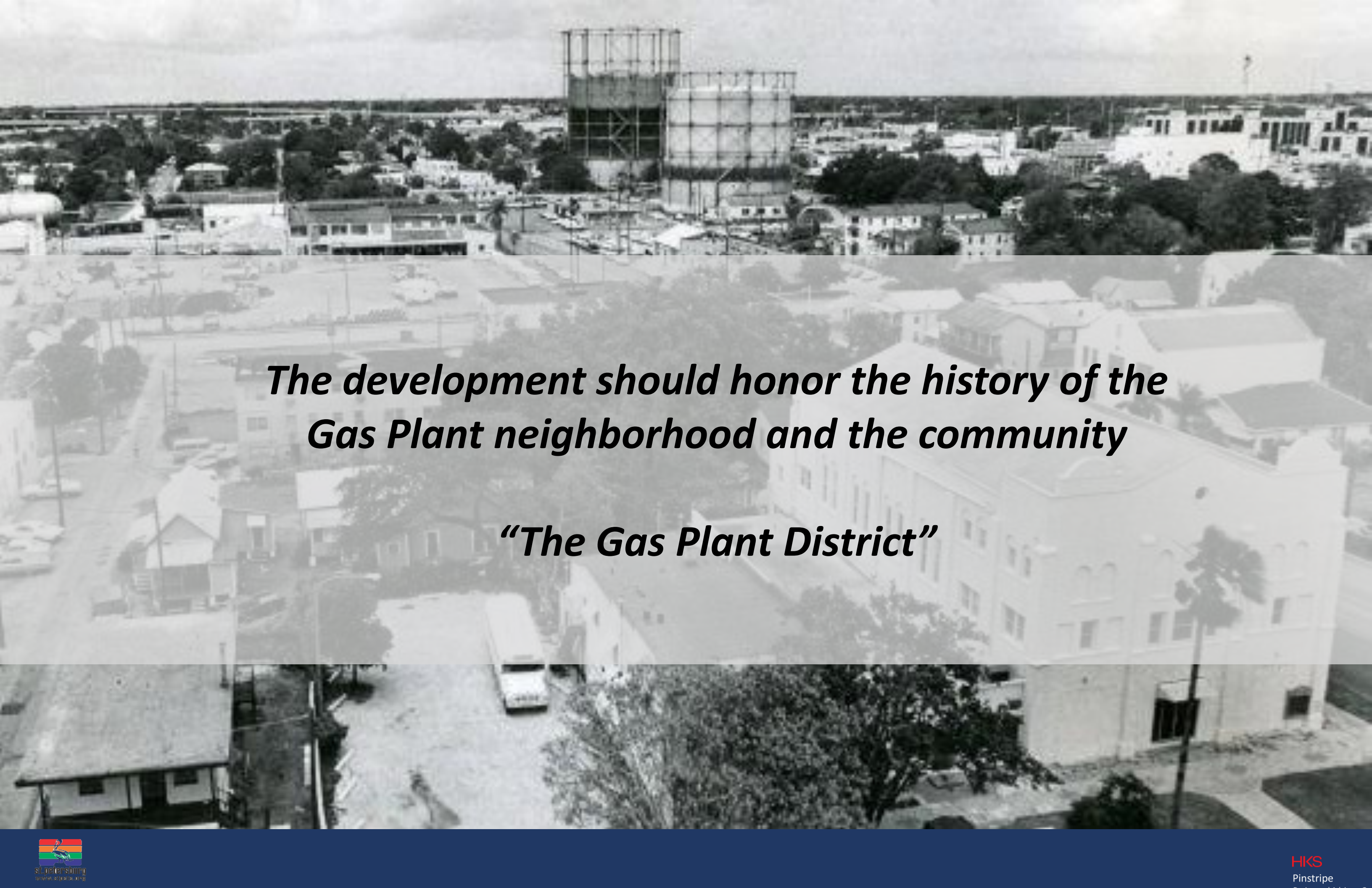
SCENARIO 2



COMMUNITY MEETING
August 6, 2018



The Gas Plant Neighborhood in the 1970's

An aerial photograph of a city, likely St. Petersburg, Florida. In the upper center, there are two large, cylindrical industrial storage tanks. The surrounding area is a mix of residential houses and larger commercial or institutional buildings. The sky is overcast. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing white text.

***The development should honor the history of the
Gas Plant neighborhood and the community***

“The Gas Plant District”

Inclusive stakeholder involvement
Embracing and engaging the community voice
Earning and building consensus
Delivering a meaningful solution

<http://www.stpete.org/tropicanaconcept>



Public Involvement



Public Involvement

1. Promote Economic Development
2. Create Jobs
3. Promote Diverse Mix of Business
4. Implement Sustainability



This is what we heard

1. Promote Economic Development
2. Create Jobs
3. Promote Diverse Mix of Business
4. Implement Sustainability



Provide jobs, entertainment, housing and family oriented places that will promote economic development for every neighborhood

1. Connect Neighborhoods and Districts
2. Provide Housing for Multiple Income Levels
3. Cherish Outdoor Space
4. Create Pedestrian-Friendly Environment
5. Integrate Regional Bike and Trail System



This is what we heard

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Knit the city together again and re-integrate the Tropicana site with the rest of the grid system

1. Engage Arts
2. Family-Oriented Entertainment
3. Celebrate Multi-Cultural Neighborhoods
4. Preserve Authenticity
5. Safe and Family-Friendly Place



This is what we heard

1. Engage Arts
2. Family-Oriented Entertainment
3. Celebrate Multi-Cultural Neighborhoods
4. Preserve Authenticity
5. Safe and Family-Friendly Place



Celebrate and enhance the rich cultural diversity and authenticity as an engine for economic opportunity within the district and the surrounding neighborhoods

1. Encourage Public Transportation
2. Optimize Parking
3. Accessible Development



This is what we heard

1. Encourage Public Transportation
2. Optimize Parking
3. Accessible Development



Make it easy to get around and expand all transportation options to reduce traffic and increase access between the neighborhoods and Downtown



Scenario 1 Master Plan

Private Development (60%) 7-9 Million SF

Public Amenities (40%)

Trop Site Development Ballpark

500,000 SF

- Entertainment/Retail 500,000 SF
- Hotel/Conference Hall 540,000 SF
- Office Buildings 2,500,000 SF
- Research and Tech Campus 1,000,000 SF
- Housing – market rate and workforce 3,200,000 SF
- Neighborhood Offices 150,000 SF
- Neighborhood Retail 50,000 SF

Shared Parking

10,000 Spaces

Off-Site Development

- Neighborhood Retail
- Affordable Housing

Trop Site

- Comprehensive Transit Policy
- Restoration of Booker Creek
- Public Parks and Recreation Network
- Public Streets
- Public Parking
- Smart-City Technology
- Sustainable Infrastructure

Off-Site

- Improved Campbell Park
- MLK/16th Street/22nd Street Initiatives
- CC

Private Development (60%)

5-7 Million SF

Entertainment/Retail	200,000 SF
Hotel/Conference Hall	540,000 SF
Office Buildings	500,000-1,000,000 SF
Research and Tech Campus	1,000,000 SF
Housing – market rate and workforce	3,200,000 SF
Neighborhood Offices	100,000 SF
Neighborhood Retail	50,000 SF
Shared Parking	2,000 Spaces

Off-Site Development

Neighborhood Retail
Affordable Housing

Public Amenities (40%)

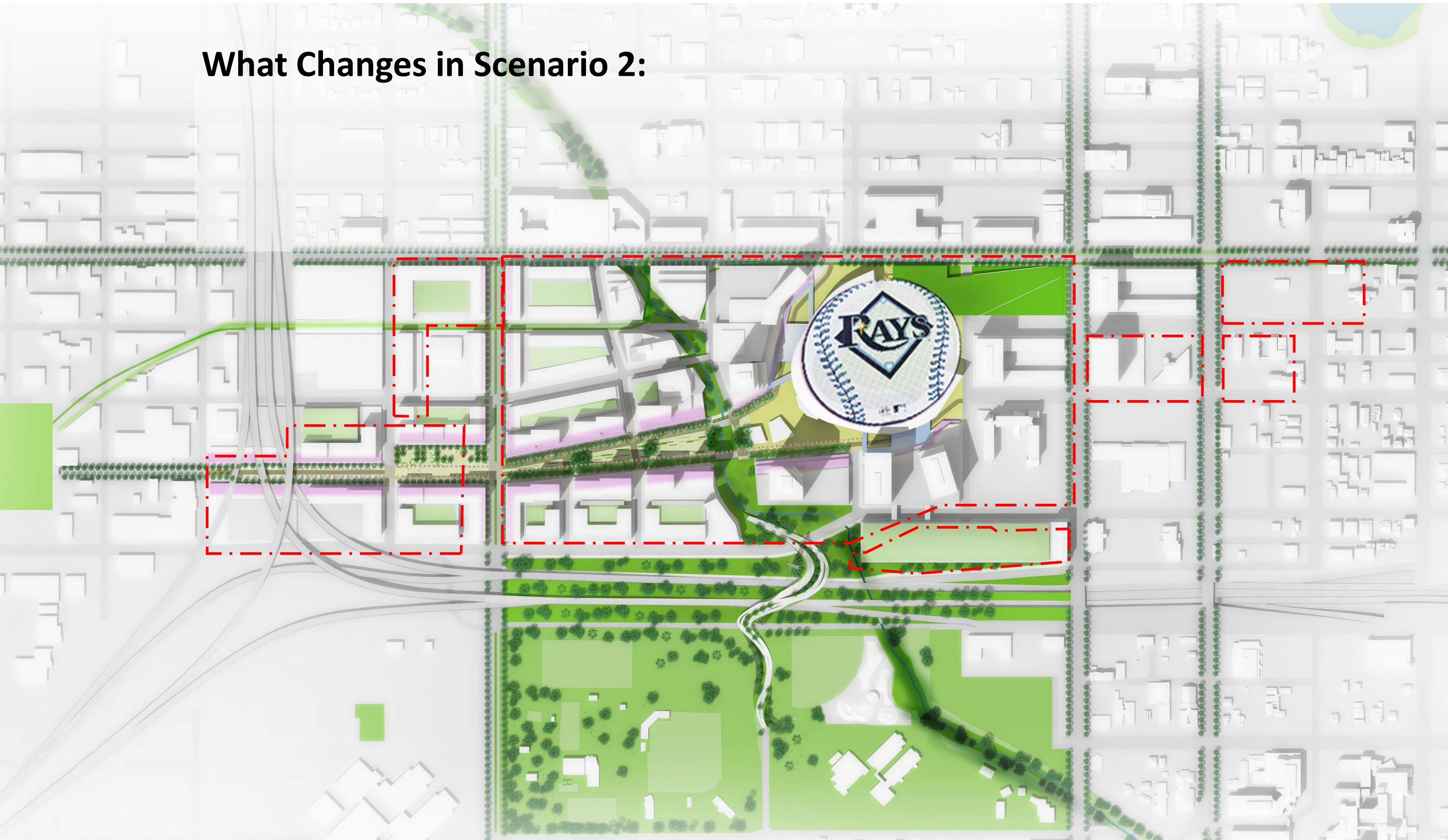
Trop Site

Comprehensive Transit Policy
Restoration of Booker Creek
Public Parks and Recreation Network
Public Streets
Public Parking
Smart-City Technology
Sustainable Infrastructure

Off-Site

Improved Campbell Park
MLK/16th Street/22nd Street Initiatives
CC

What Changes in Scenario 2:



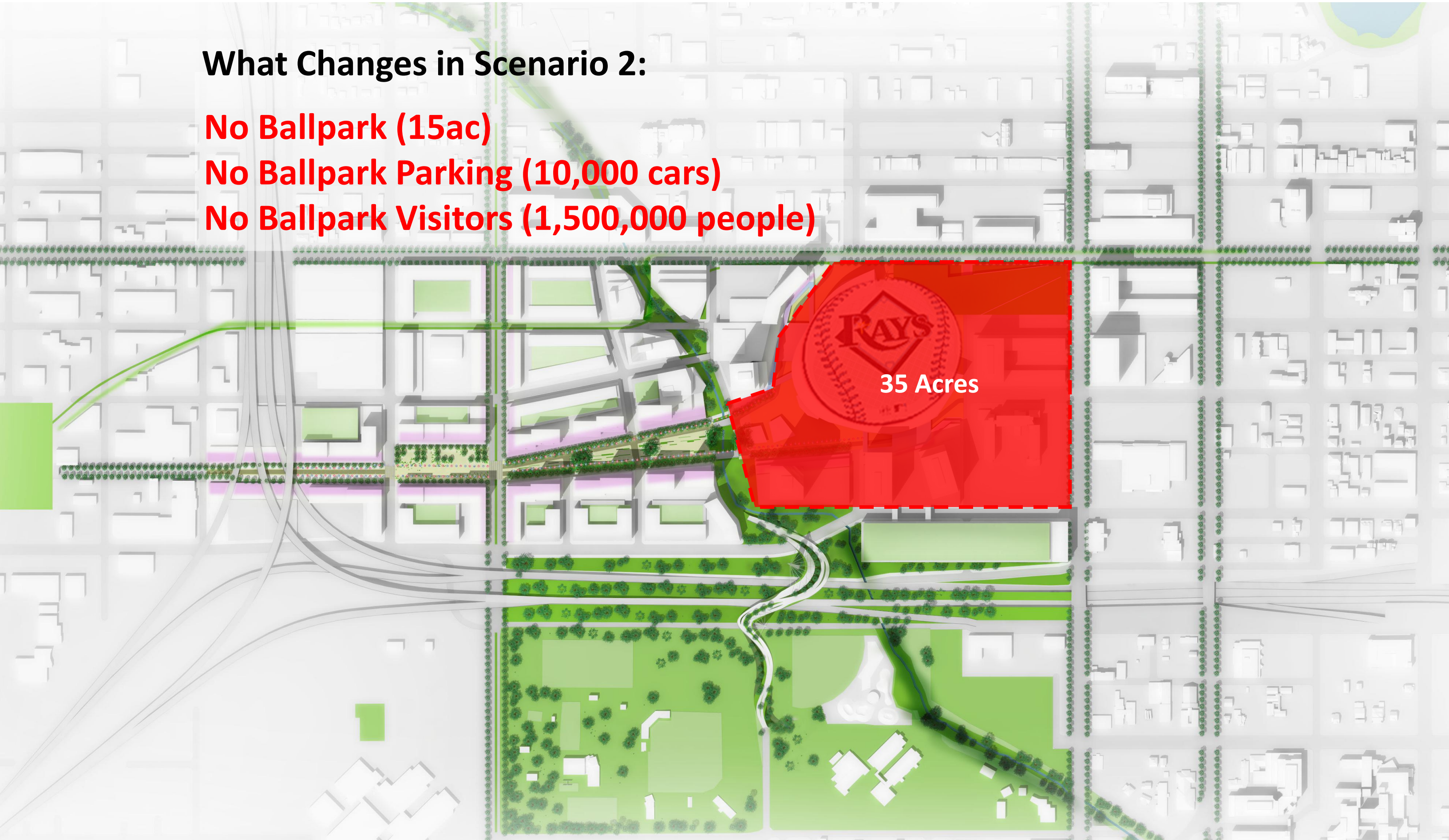
Impact of no Ballpark

What Changes in Scenario 2:

No Ballpark (15ac)

No Ballpark Parking (10,000 cars)

No Ballpark Visitors (1,500,000 people)



Impact of no Ballpark





Google

IN THE 1990's | ...THIS HAPPENED



st.petersburg
www.stpete.org

HKS
PinStripe
Design and Advisory Group



The Situation Today

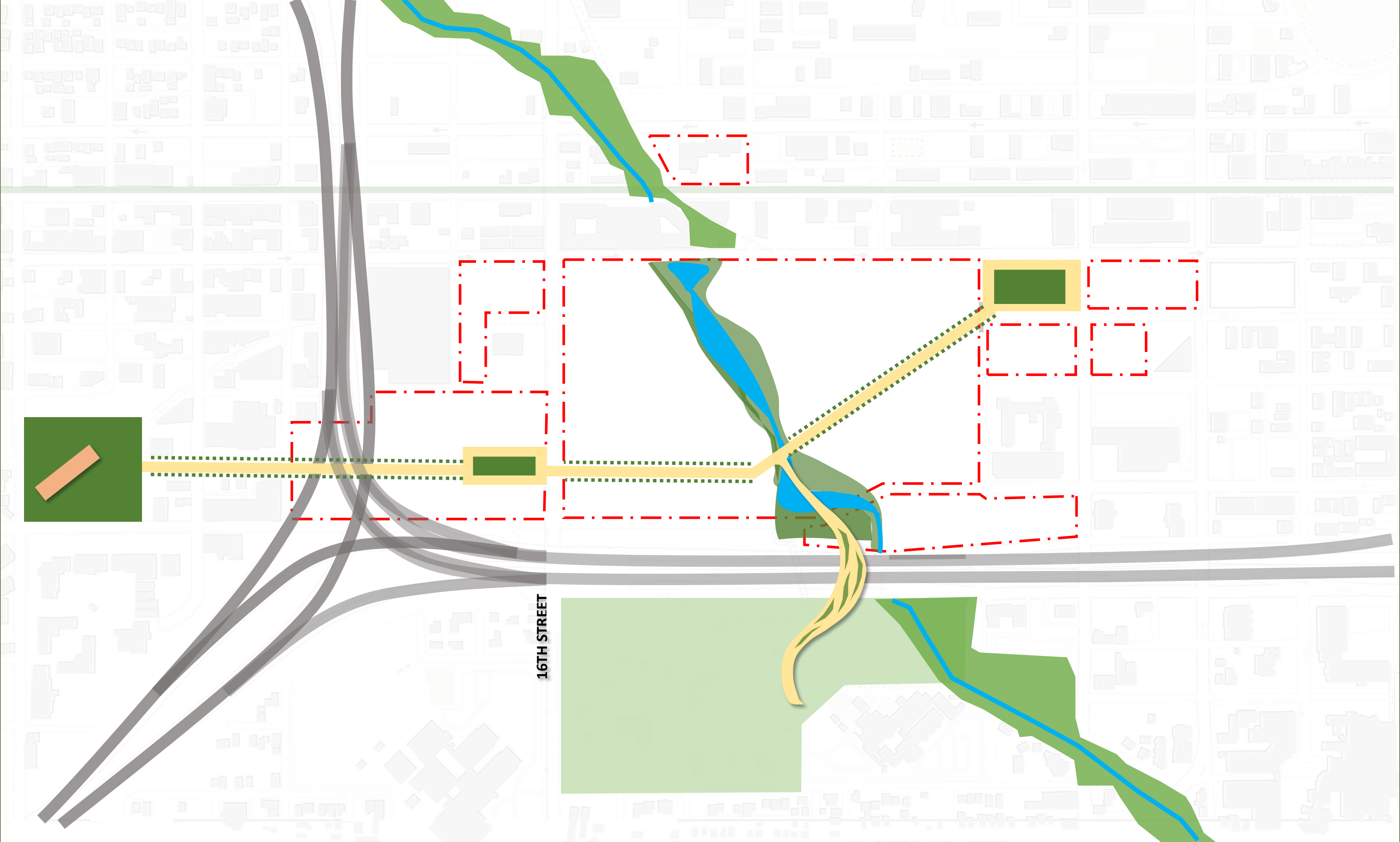


Enhance Booker Creek Park



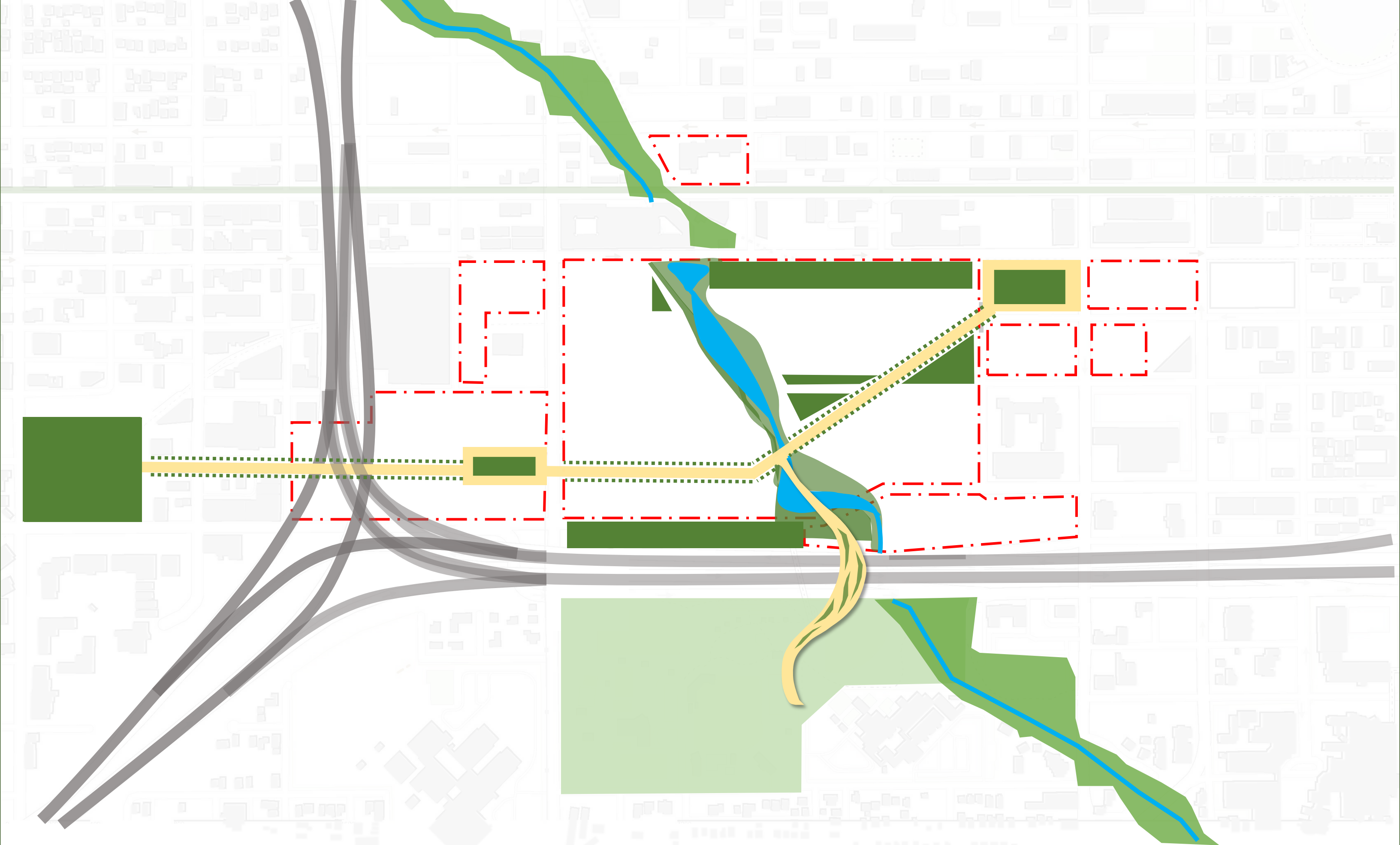
Enhance Booker Creek & Expanding Green Space



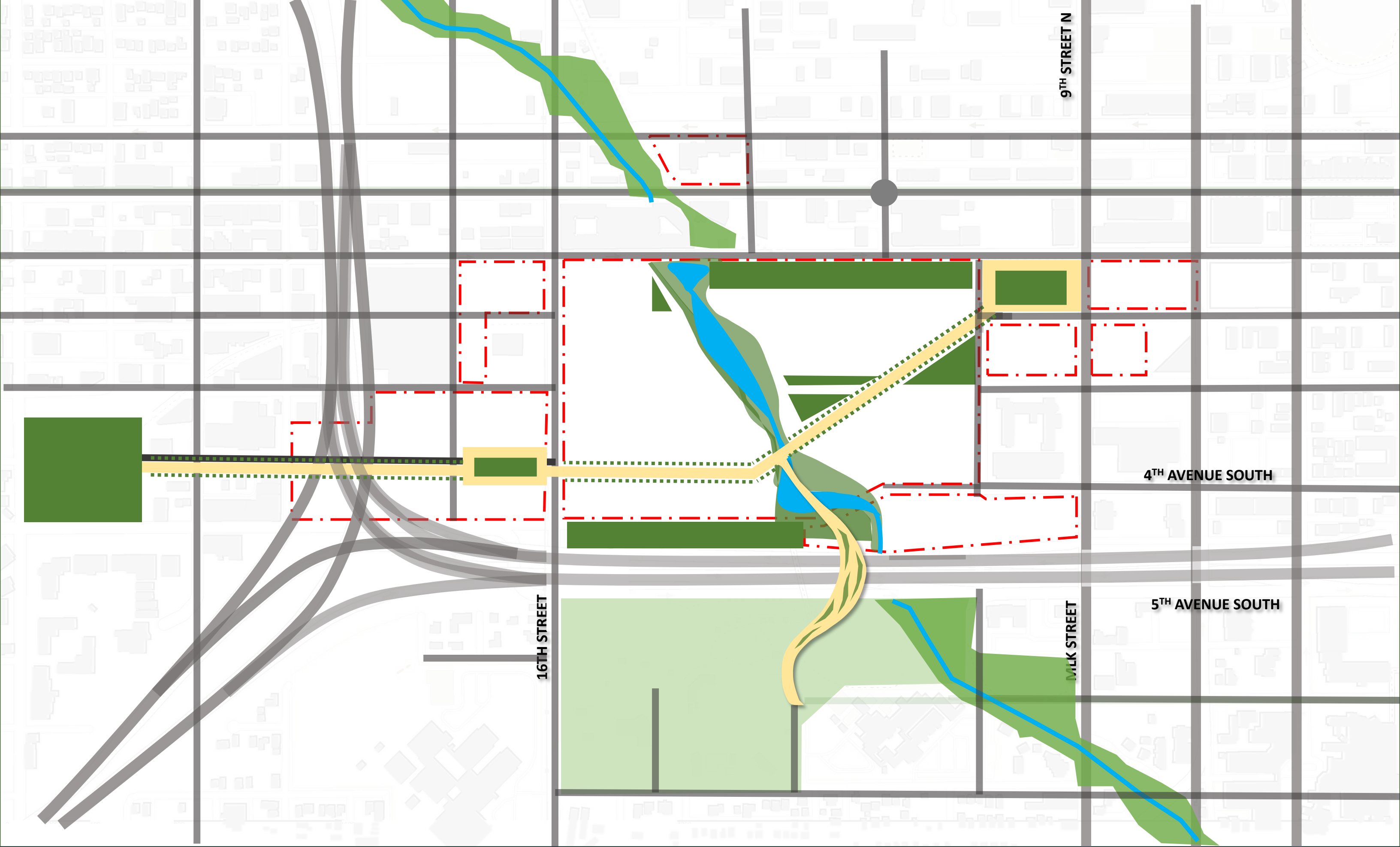


The Promenade and The Wiggly Bridge





Gas Plant District Park System with Nearby Parks



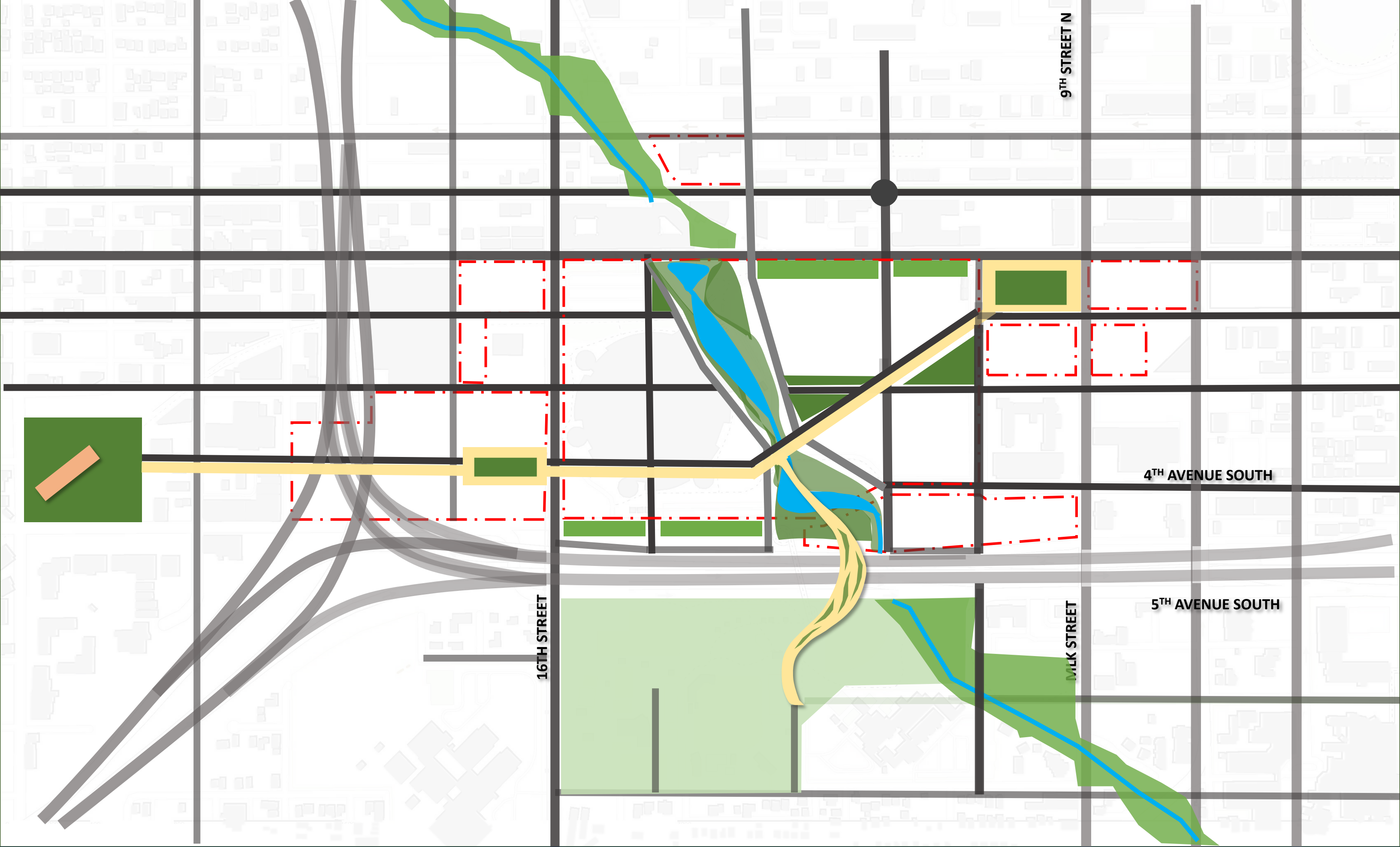
9TH STREET N

4TH AVENUE SOUTH

5TH AVENUE SOUTH

16TH STREET

MILK STREET



9TH STREET N

4TH AVENUE SOUTH

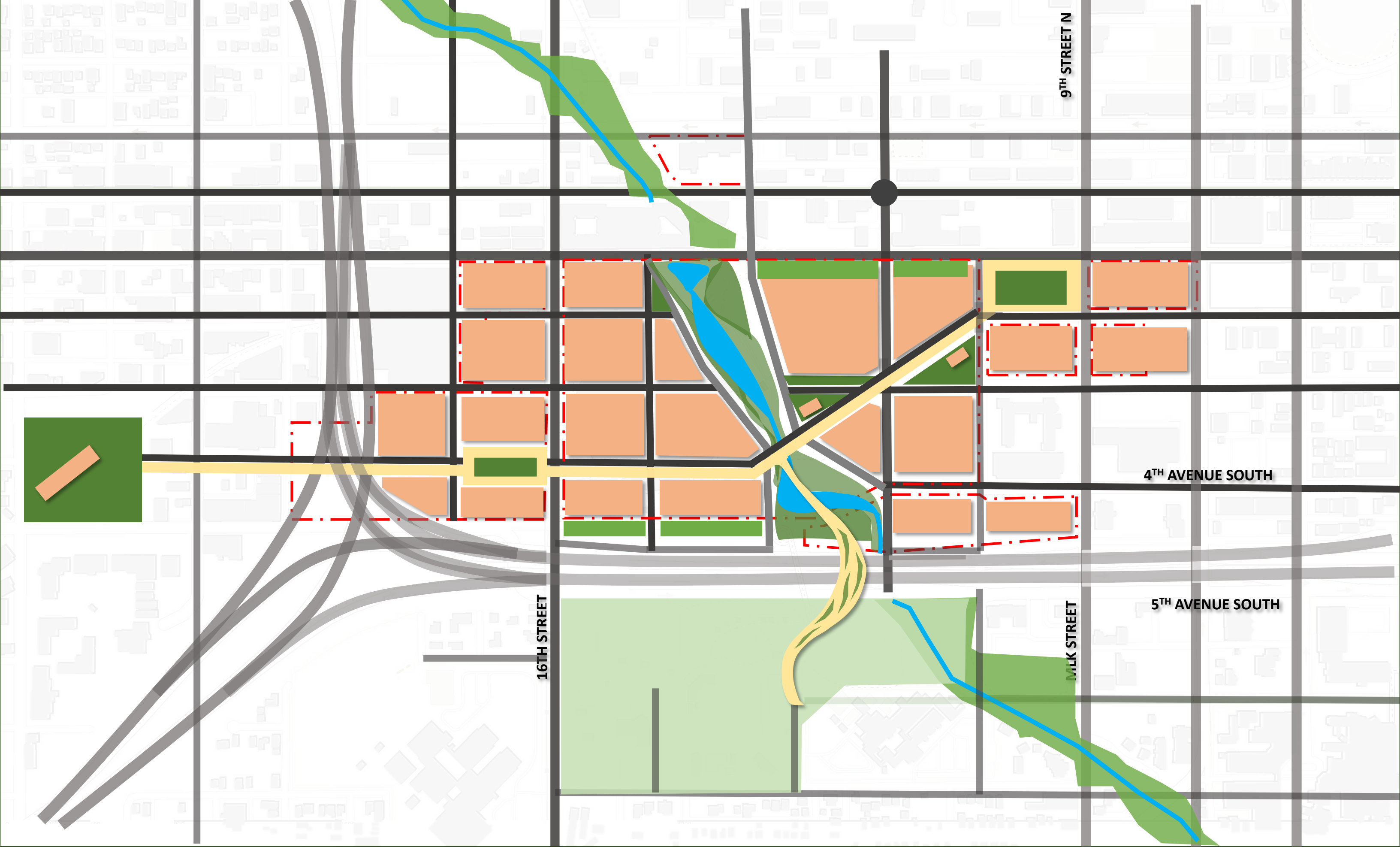
5TH AVENUE SOUTH

16TH STREET

MILK STREET



Extend Streets Back into the Gas Plant District



9TH STREET N

4TH AVENUE SOUTH

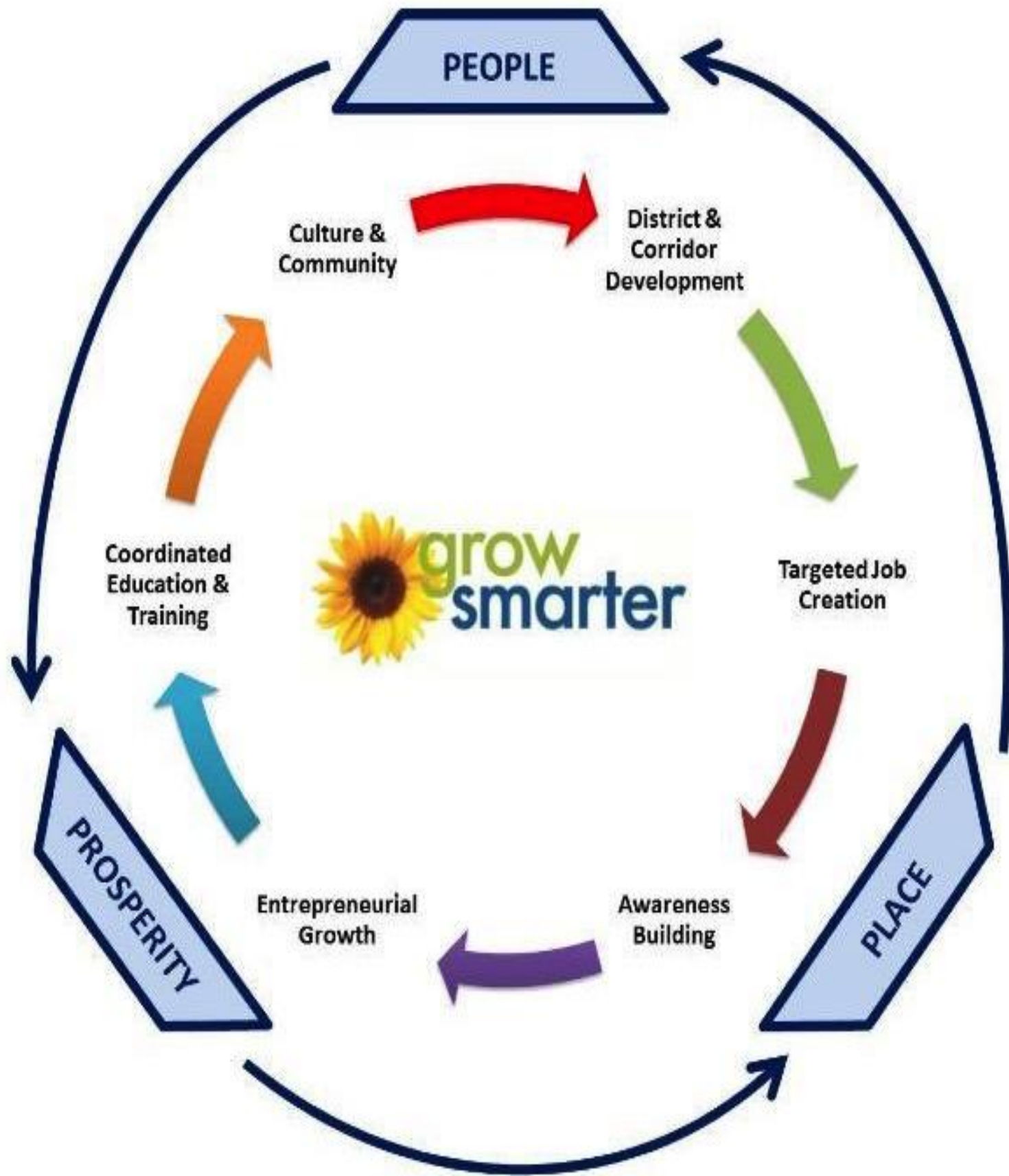
5TH AVENUE SOUTH

16TH STREET

MILK STREET



The Gas Plant District Master Plan



Life and Marine Sciences
 Financial Services
 Specialized Manufacturing
 Arts and Design
 Data Analytics

Led by the City of St. Petersburg, St. Petersburg Area Chamber of Commerce, and the new Economic Development Corporation

Committed to deploying the highest smart city technology on the site for parking, commerce, and utilities.



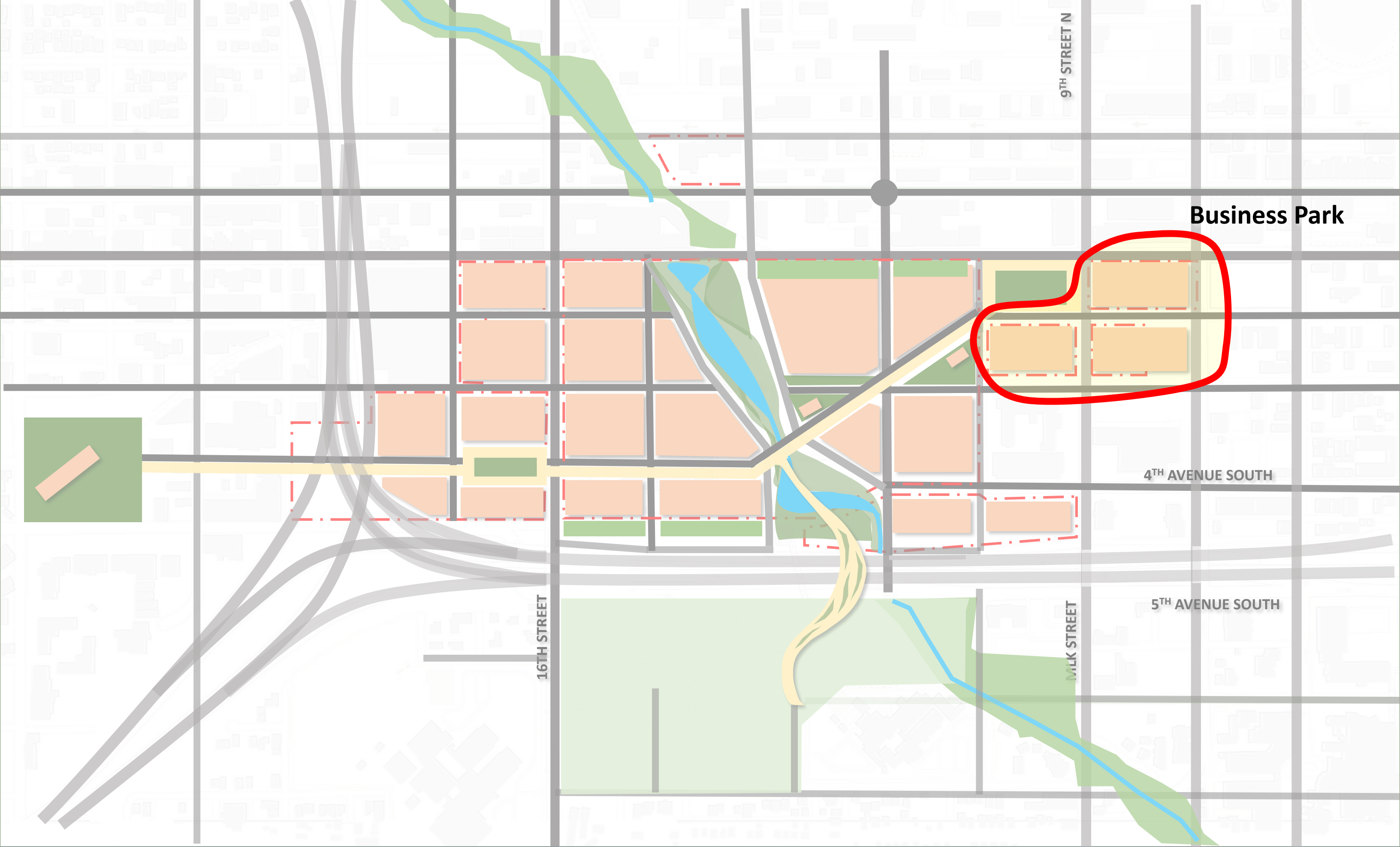
Economic Development Through
Inclusion

New Deal & One Community Strategies

10 Big Economic Ideas



Work-Trop: Job Training/Education/Entrepreneurial Incubators



Business Park

4TH AVENUE SOUTH

5TH AVENUE SOUTH

9TH STREET N

16TH STREET

MILK STREET

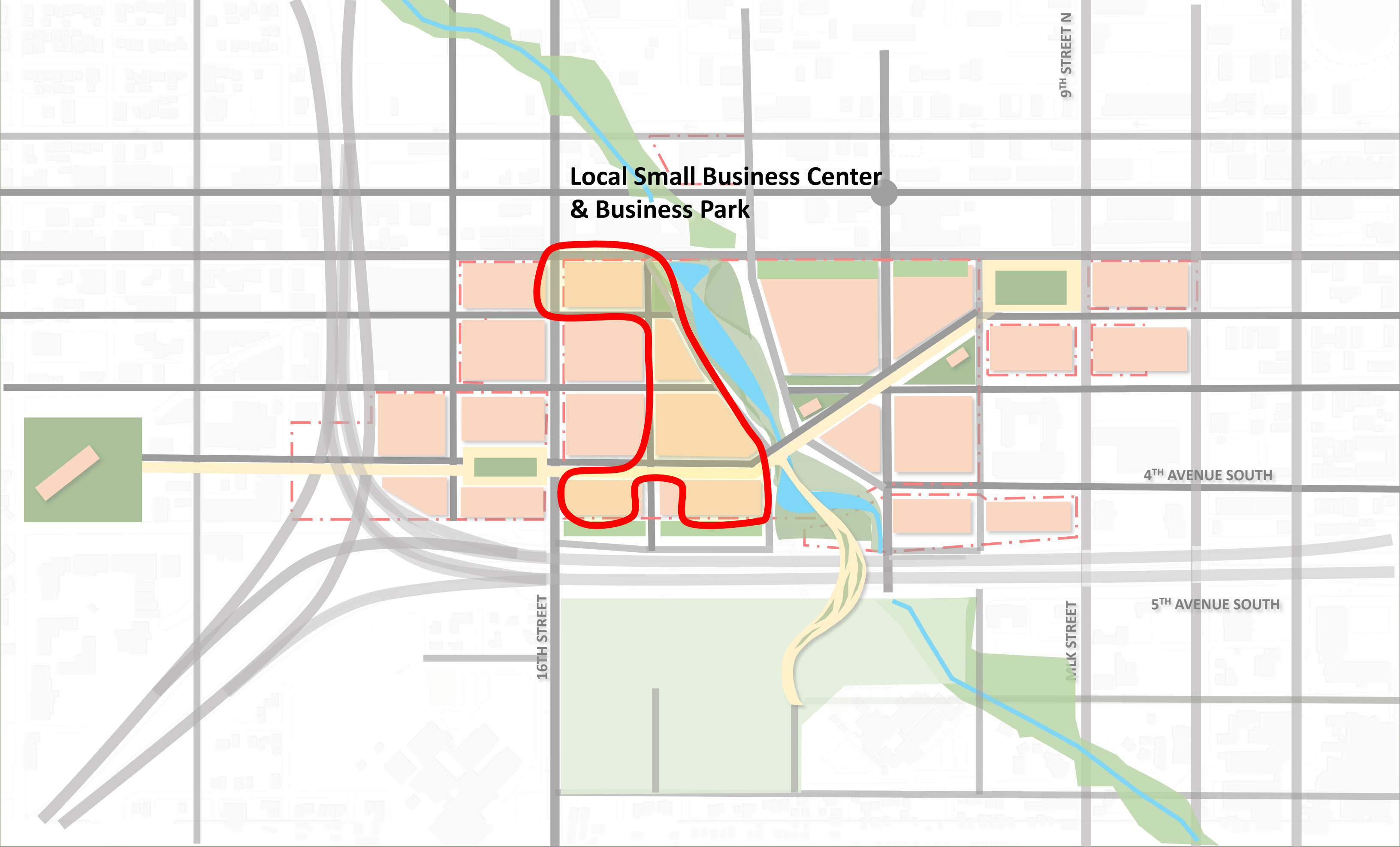
Business Park



Job Training

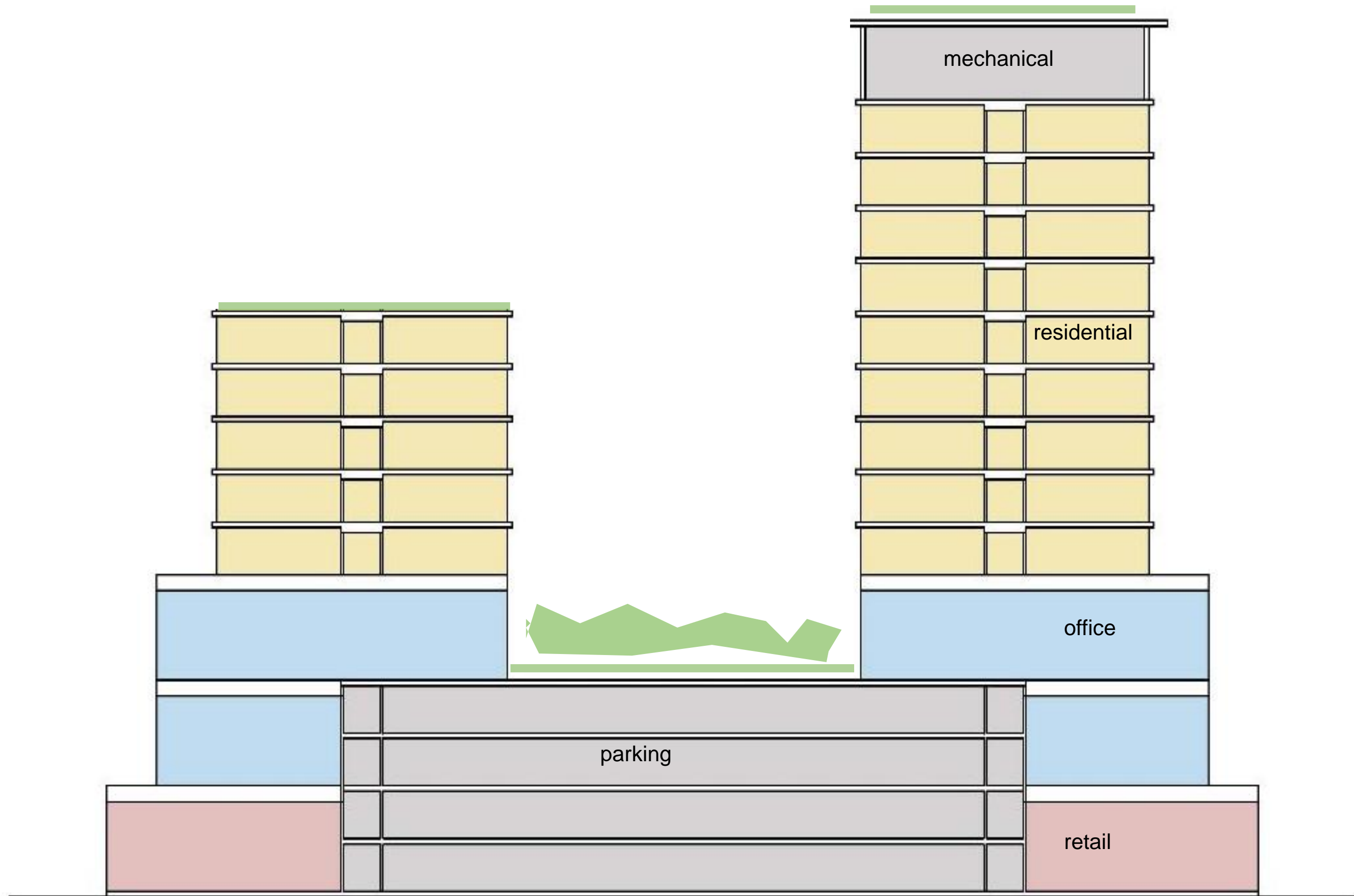


Incubators and Startups



Local Small Business Center & Business Park

Local Small Business Center and Business Park

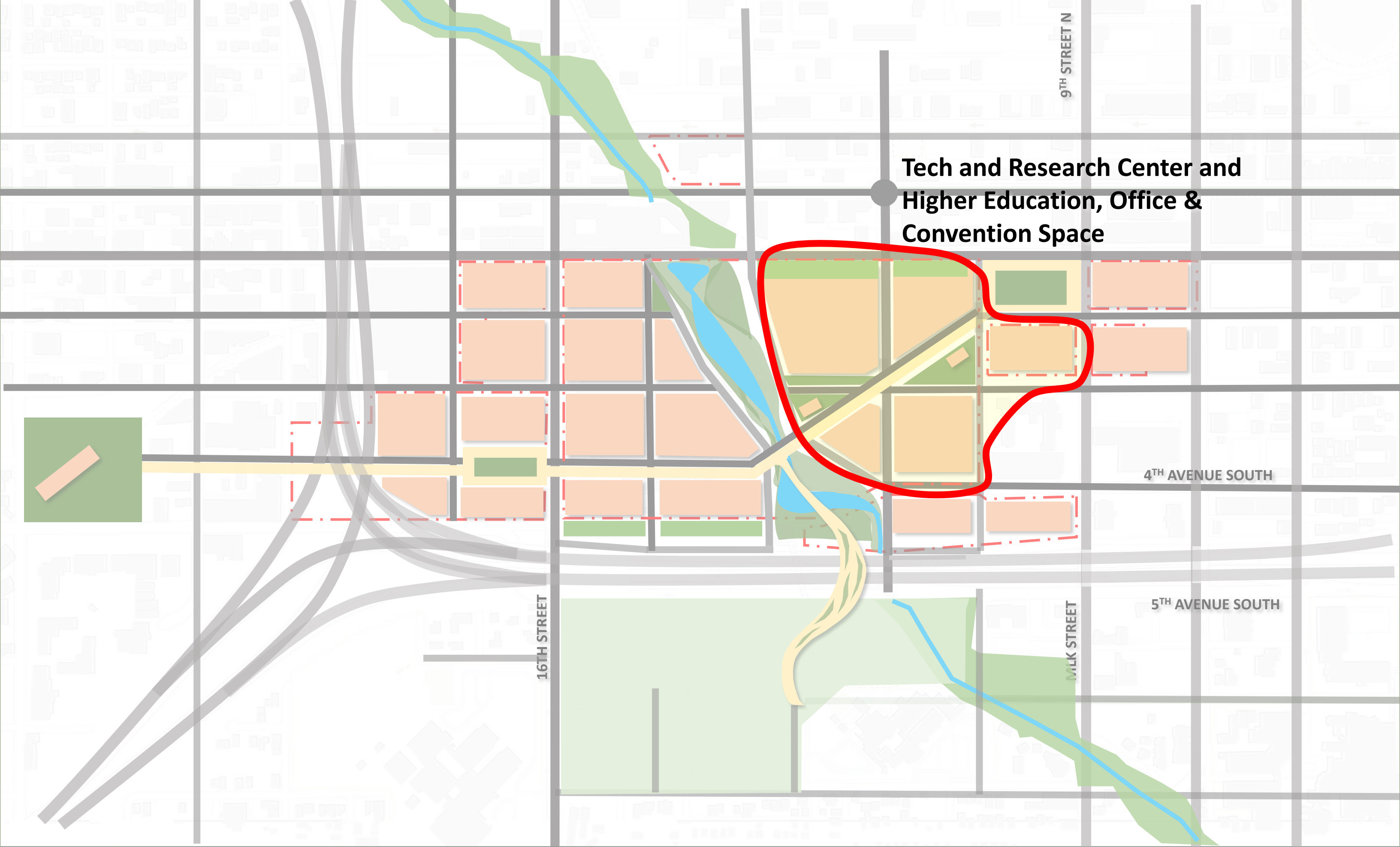


Mixed-Use Building Strategy

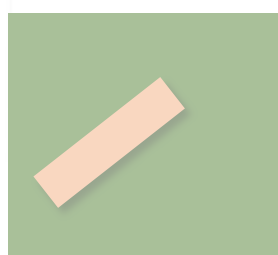


Local Business Center





**Tech and Research Center and
Higher Education, Office &
Convention Space**











**Cultural Arts
Center,**

4TH AVENUE SOUTH

5TH AVENUE SOUTH

16TH STREET

MILK STREET

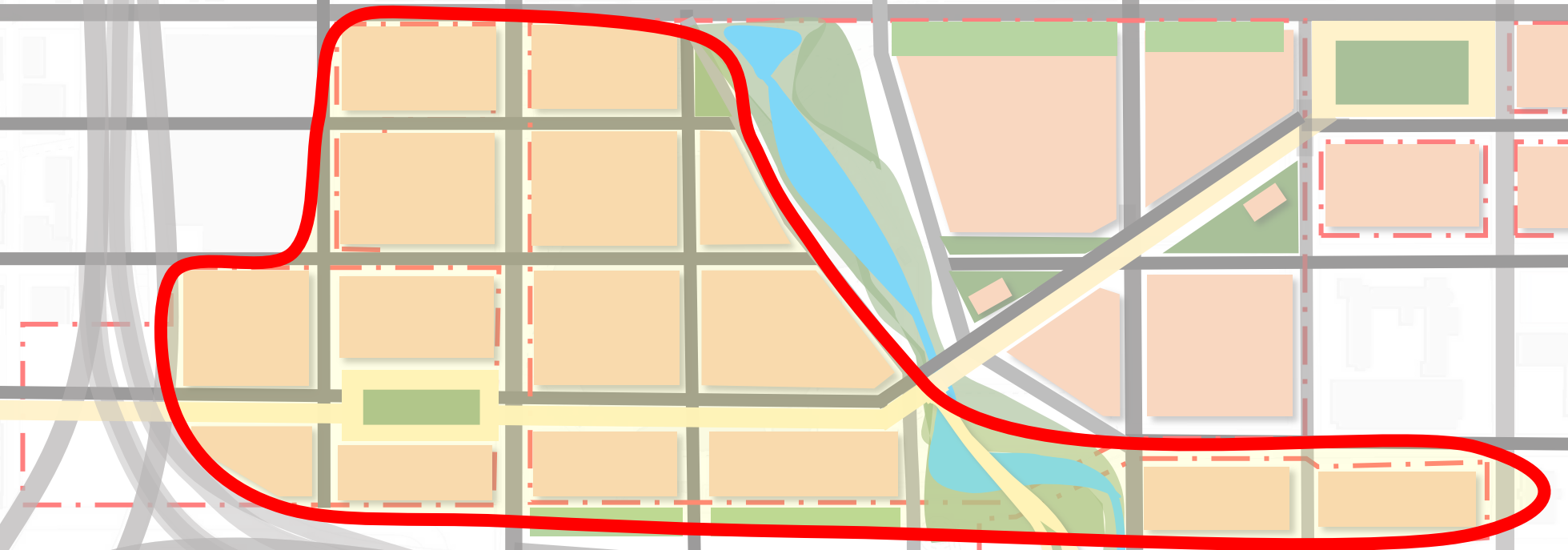
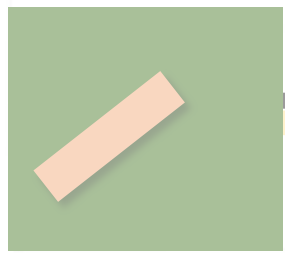
9TH STREET N



TEACHING SPACES FOR CLASSES



Residential, Education & Workforce Development



9TH STREET N

4TH AVENUE SOUTH

5TH AVENUE SOUTH

16TH STREET

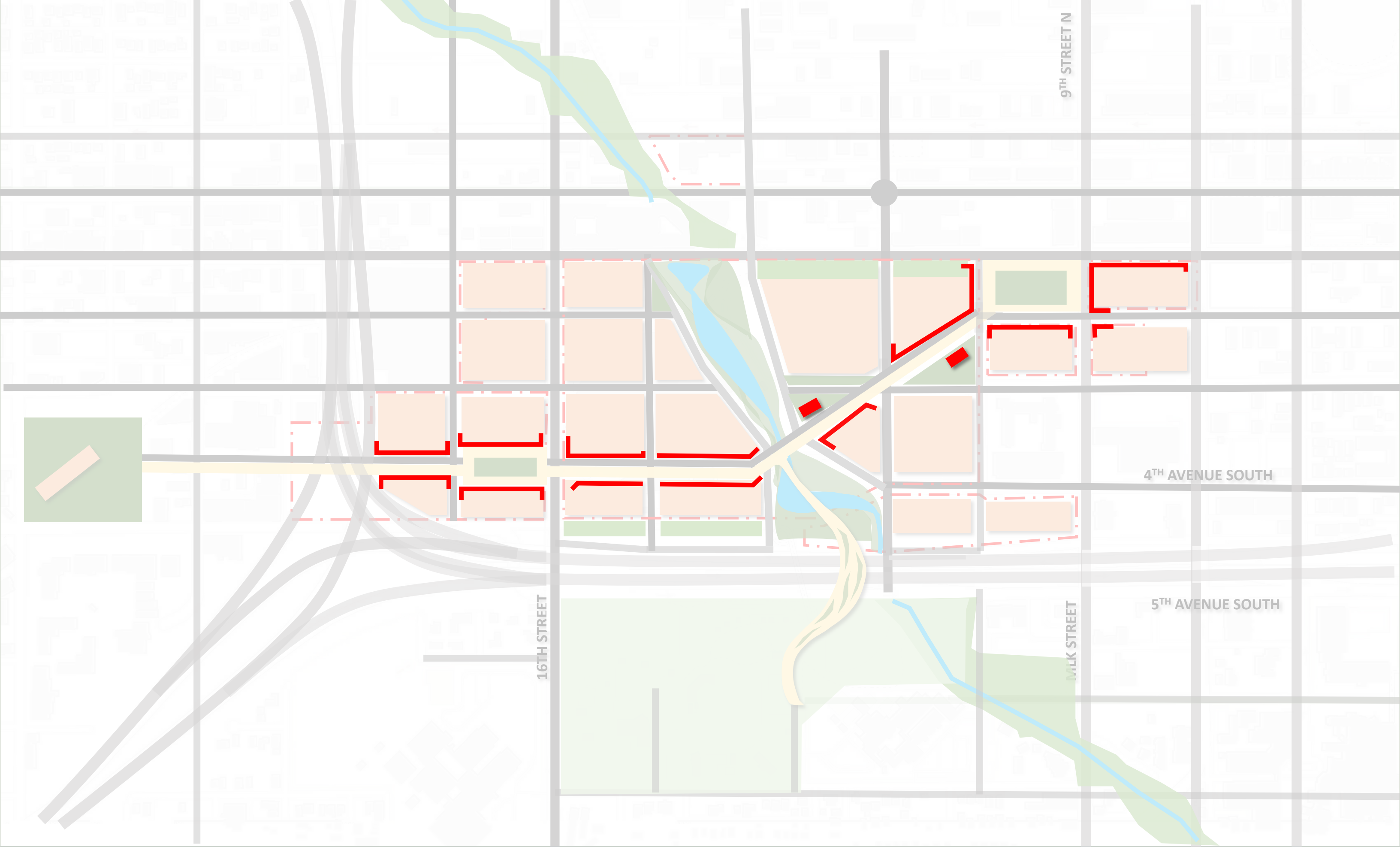
MILK STREET









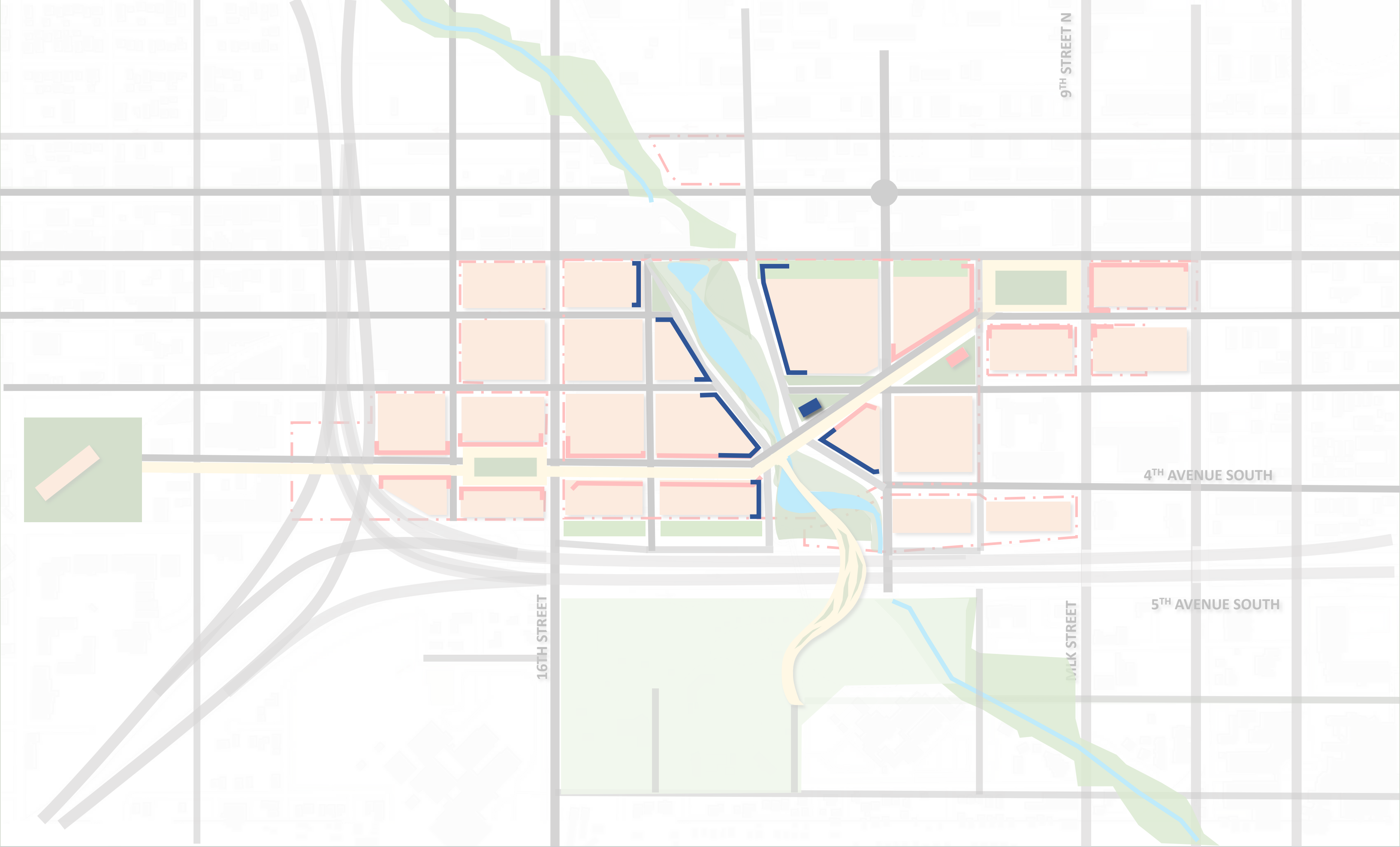


Retail | Promenade (Entertainment)



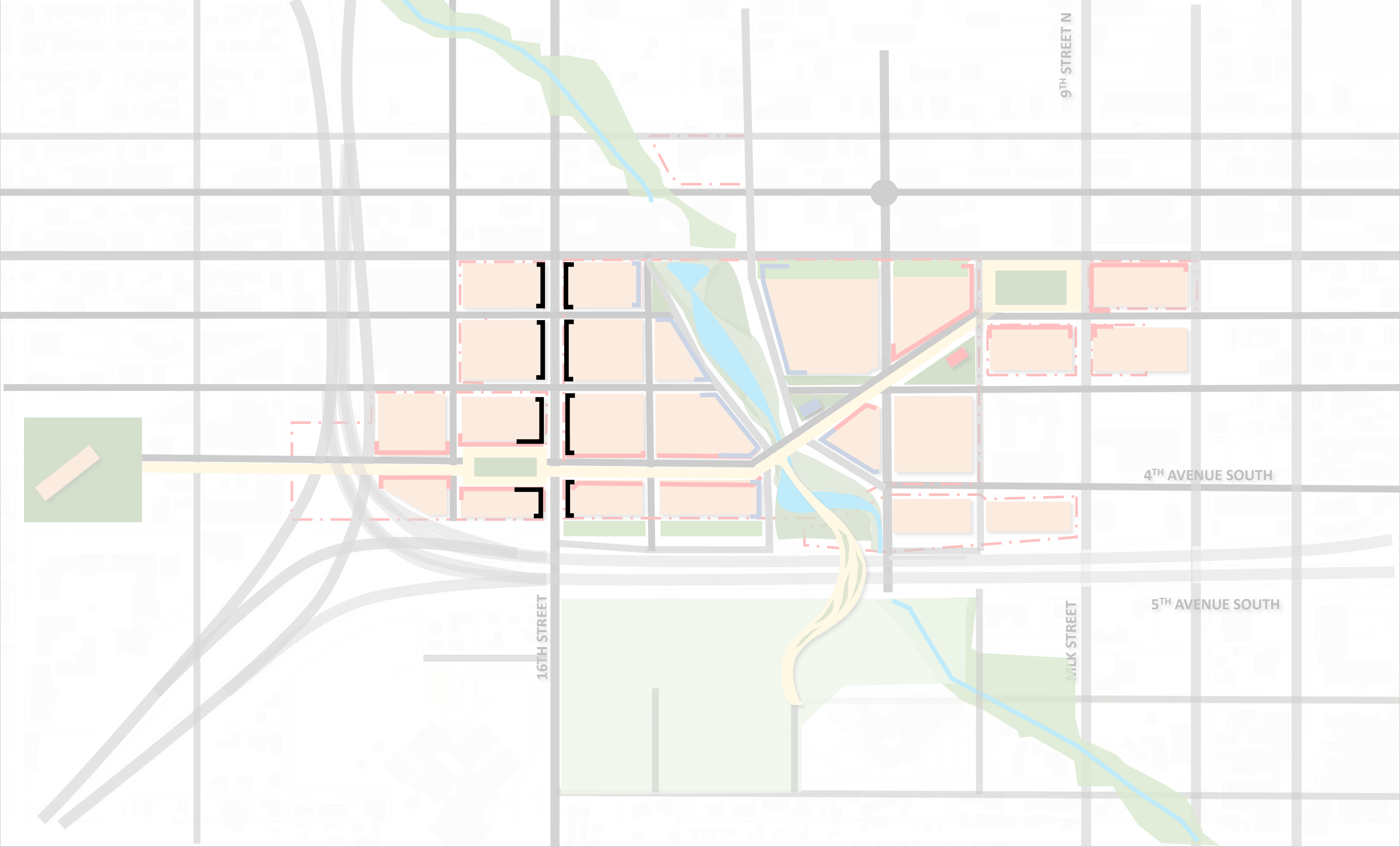
Retail | Promenade (Entertainment)





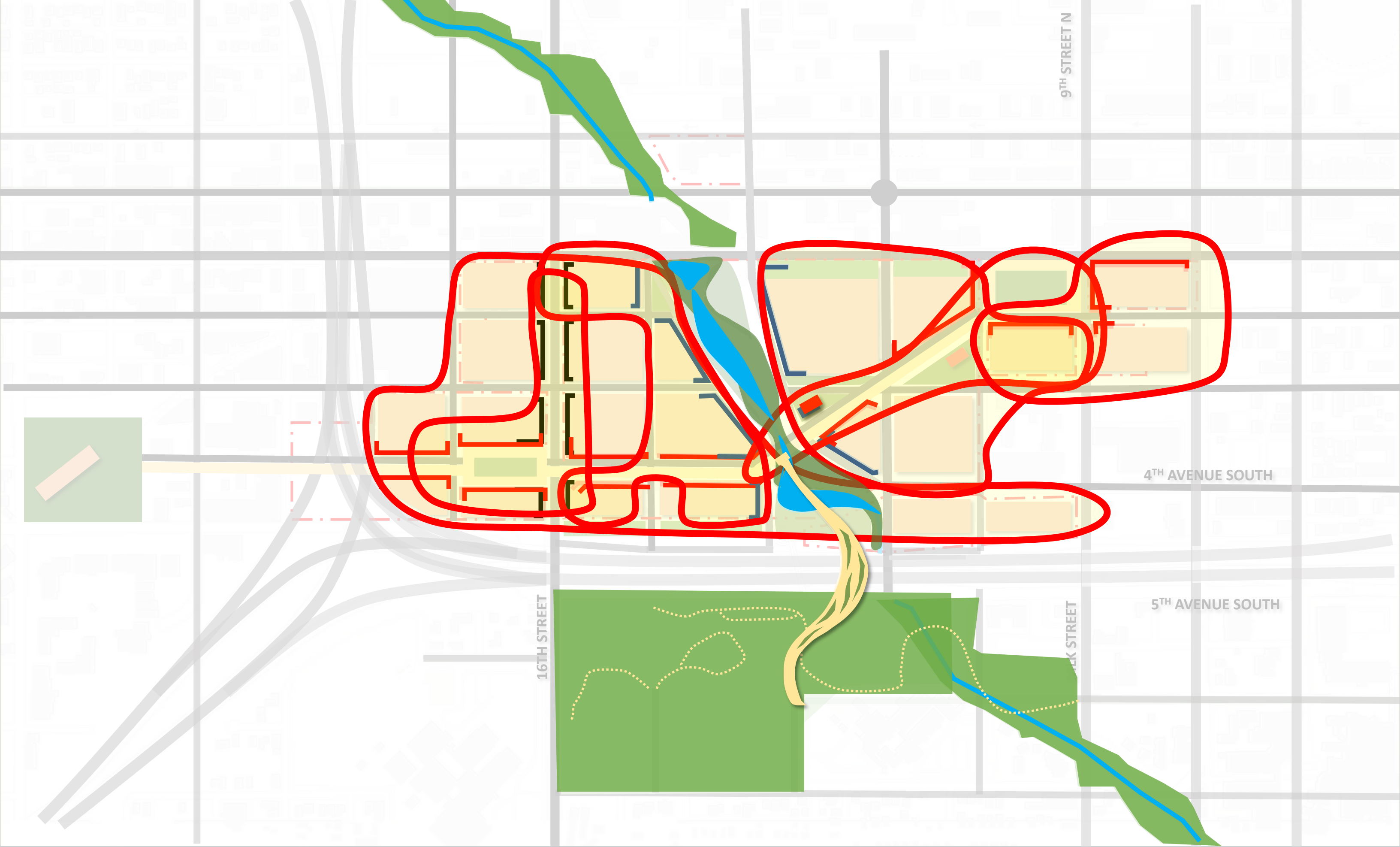
Retail – Booker Creek (University)

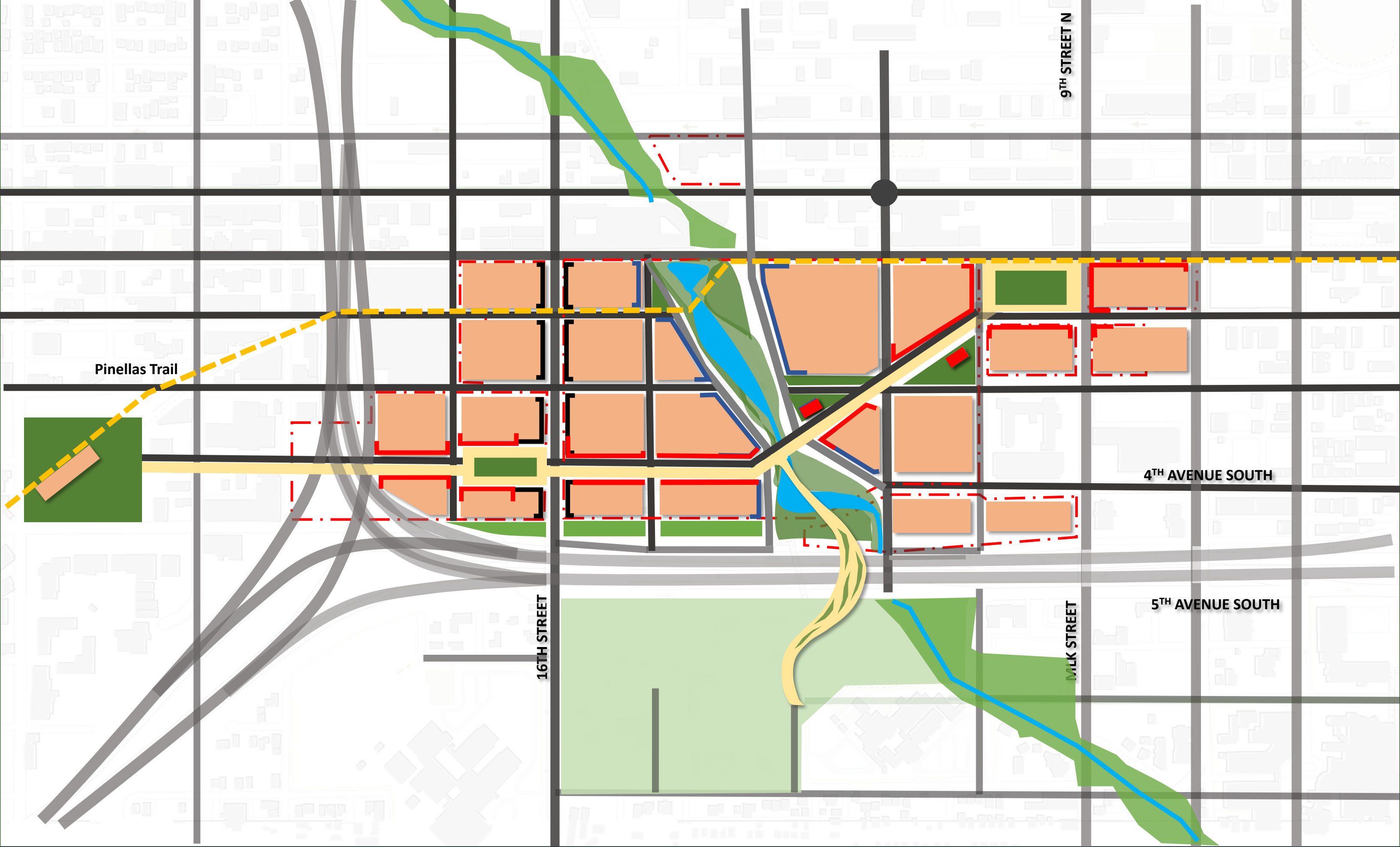




Retail – 16th Street (Local)







Pinellas Trail

9TH STREET N

4TH AVENUE SOUTH

5TH AVENUE SOUTH

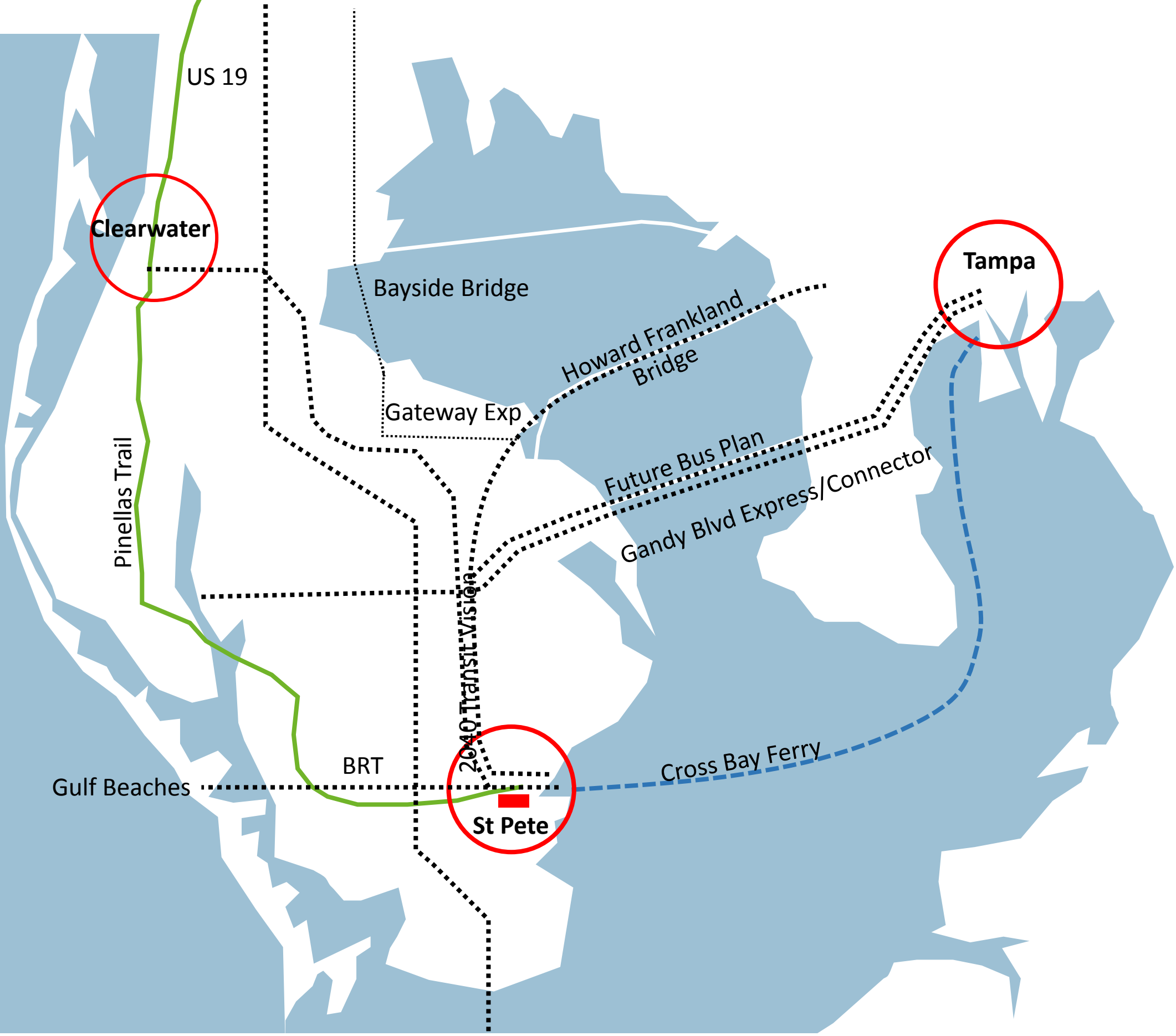
16TH STREET

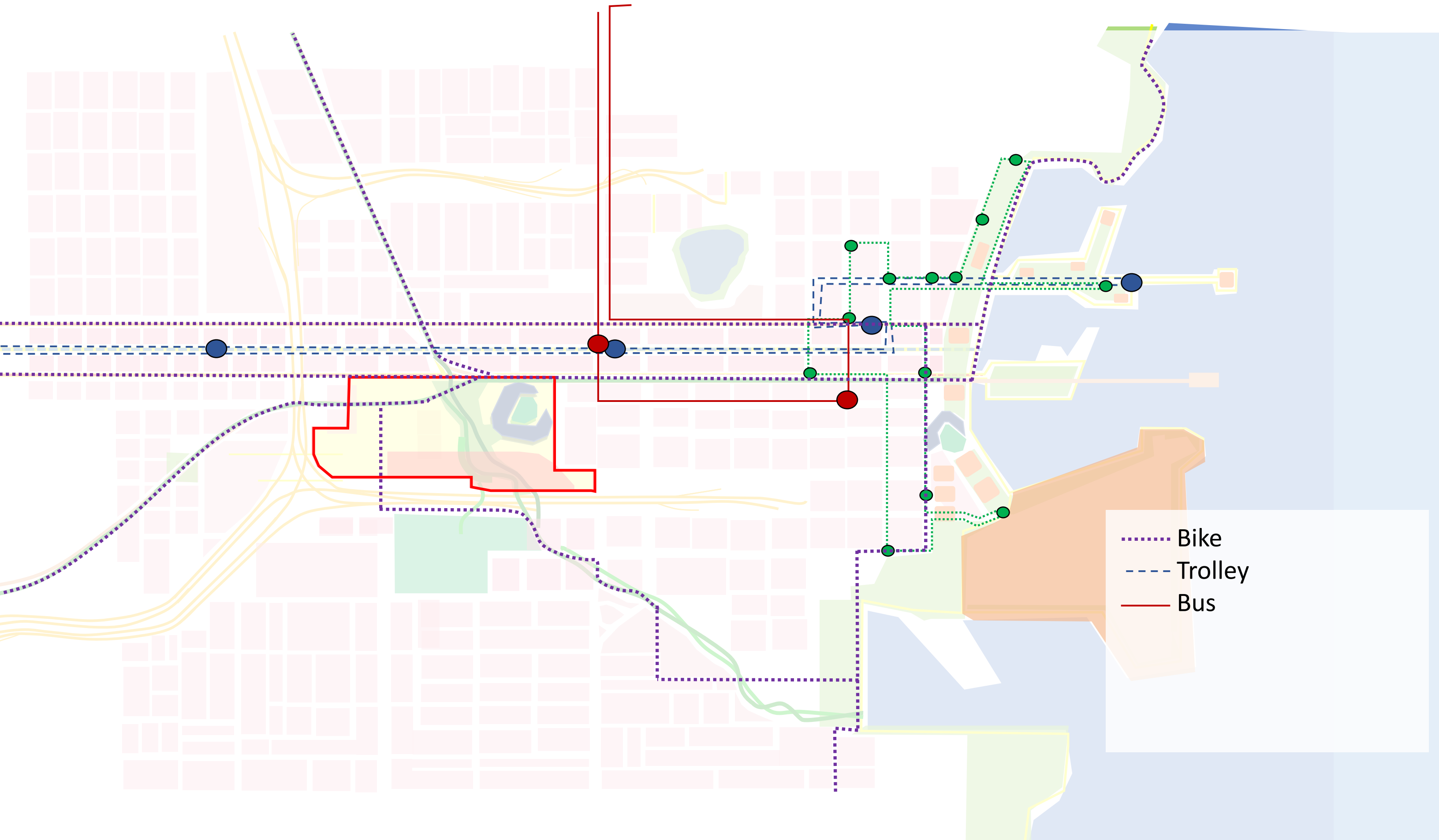
MILK STREET



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www.stpet.org

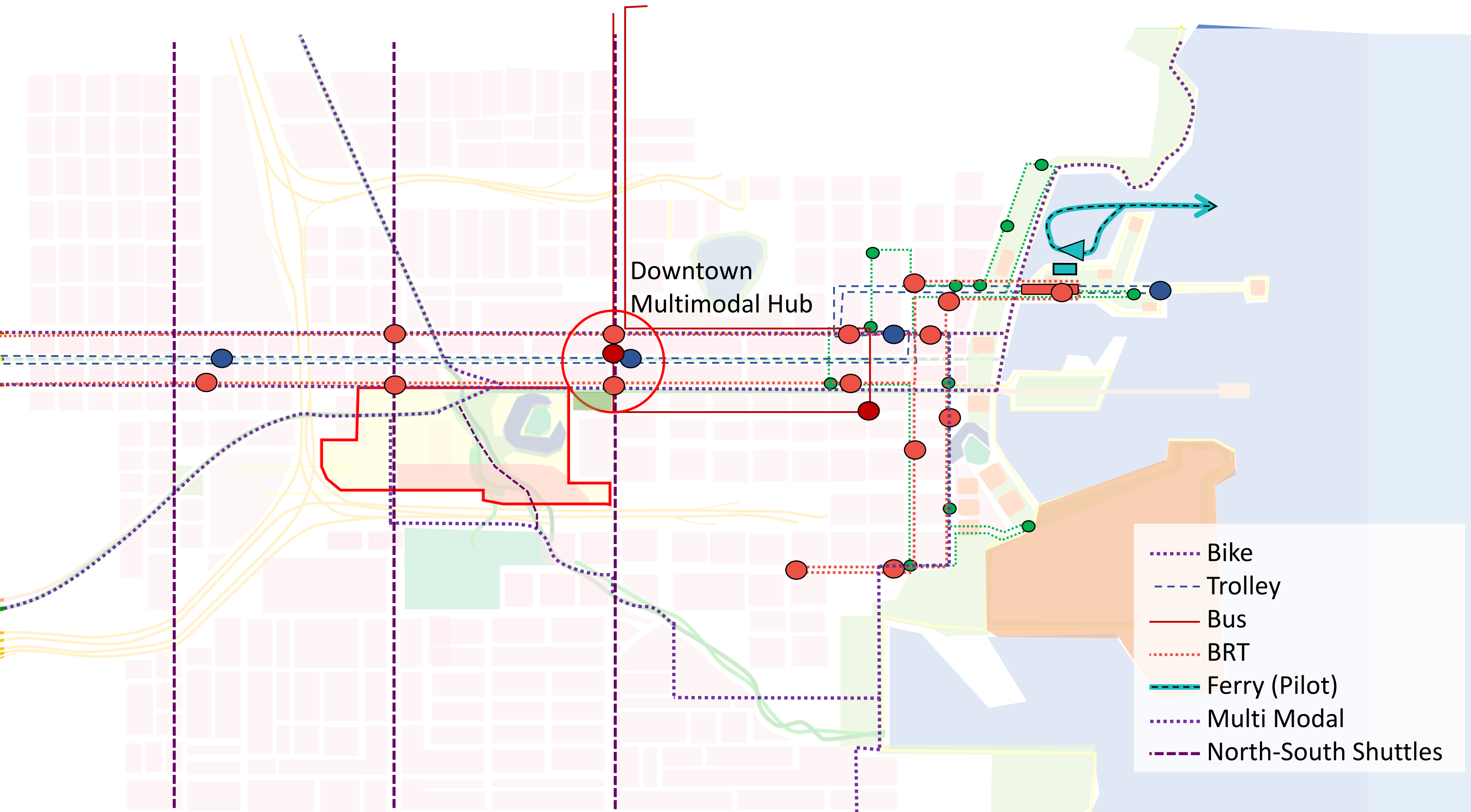
The Gas Plant District Master Plan





..... Bike
- - - - Trolley
———— Bus

EXISTING TRANSPORTATION

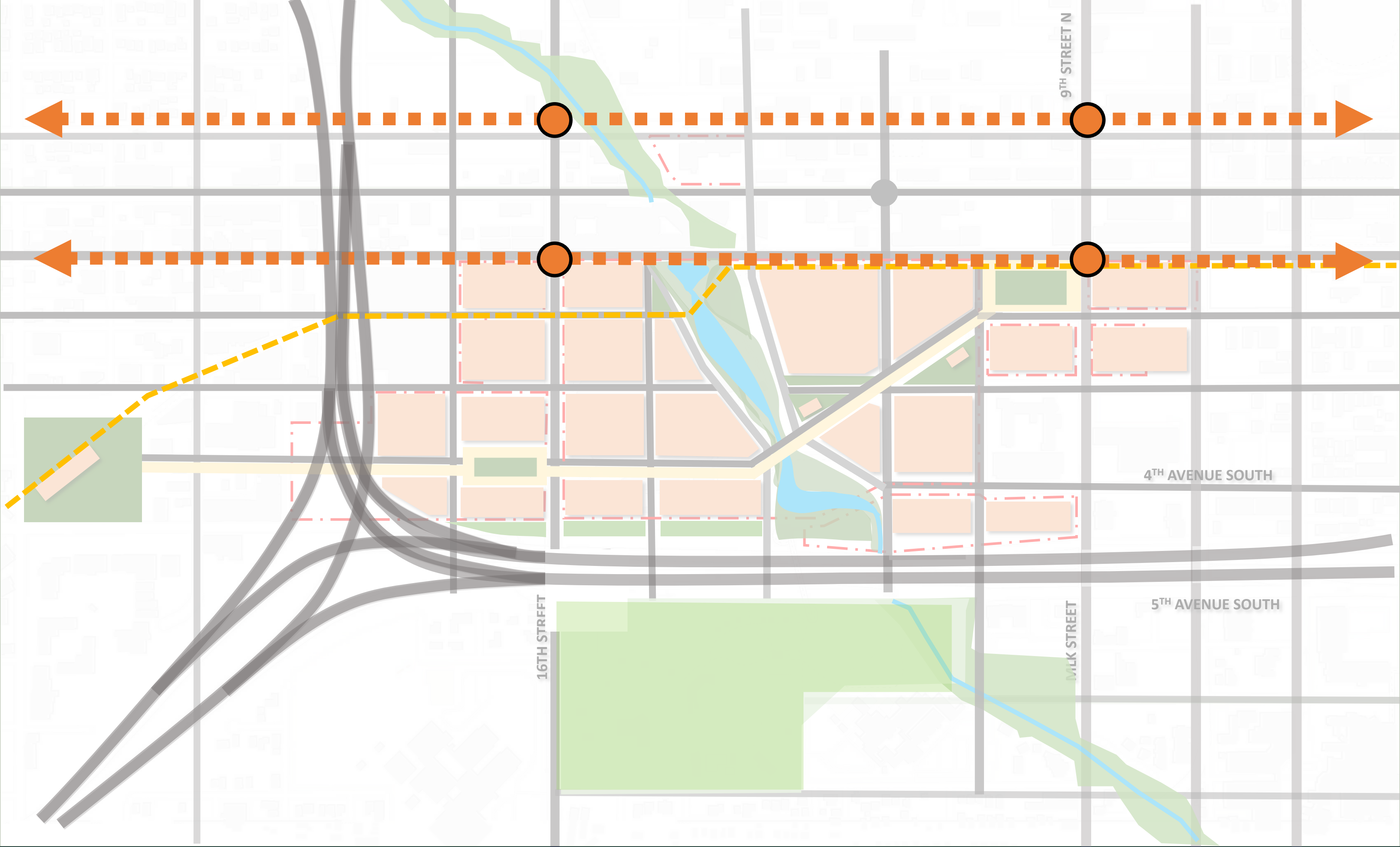


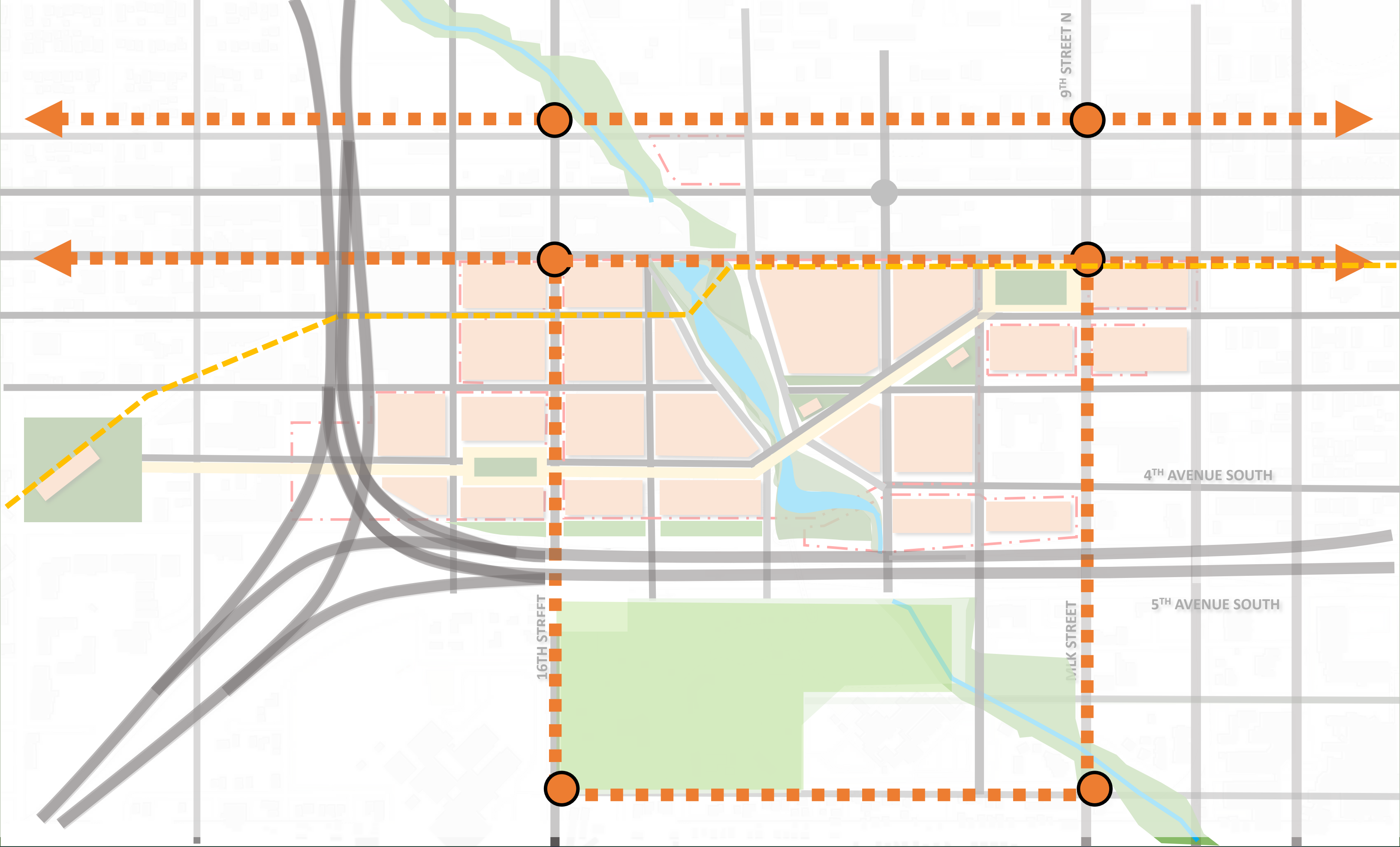
- Bike
- - - Trolley
- Bus
- BRT
- - - Ferry (Pilot)
- Multi Modal
- - - North-South Shuttles

DOWNTOWN TRANSPORTATION PLAN INTEGRATION

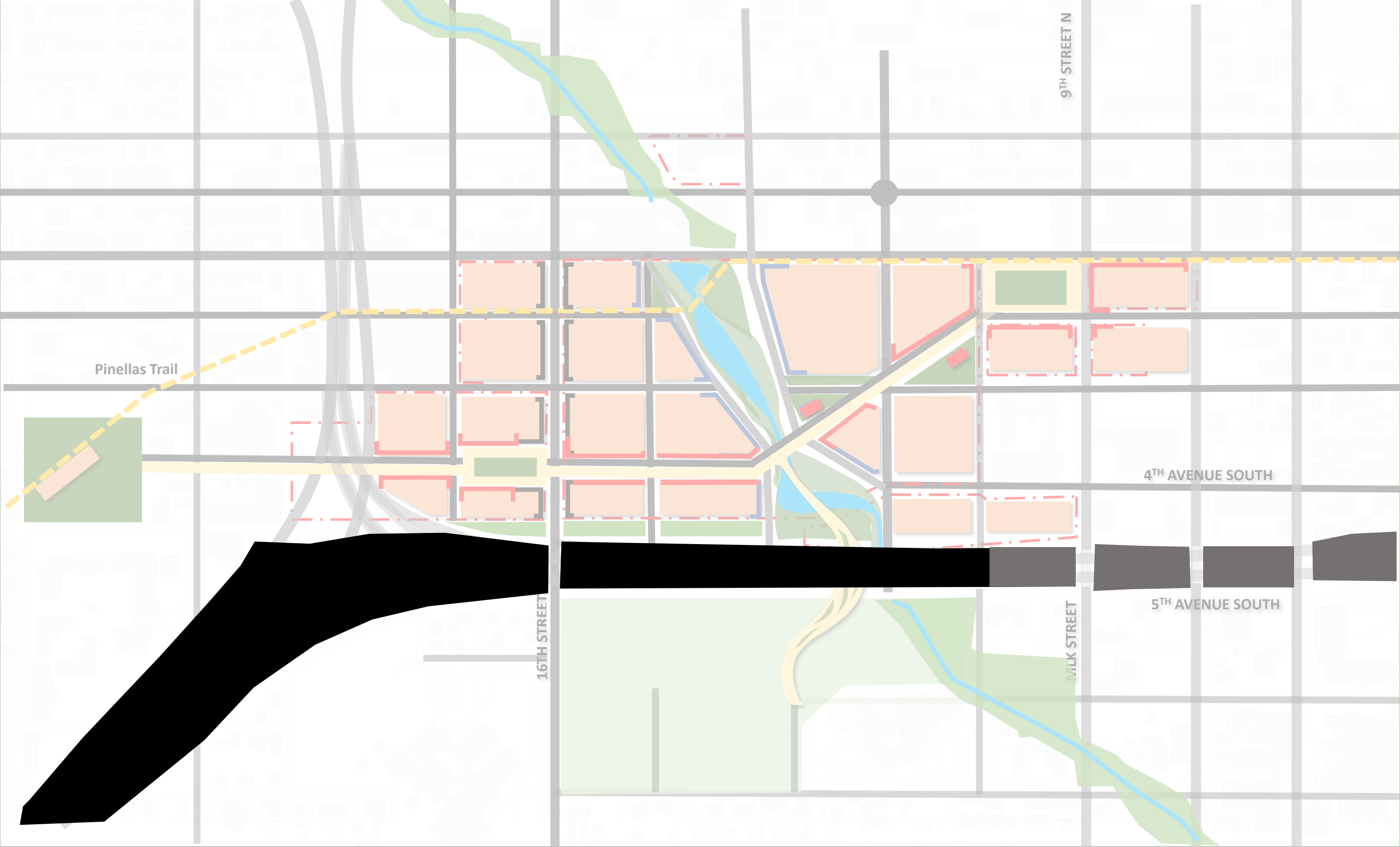


ACTIVE BUSINESS STREET – BUS RAPID TRANSIT (BRT)





BRING TRANSIT TO THE SOUTH SIDE



Pinellas Trail

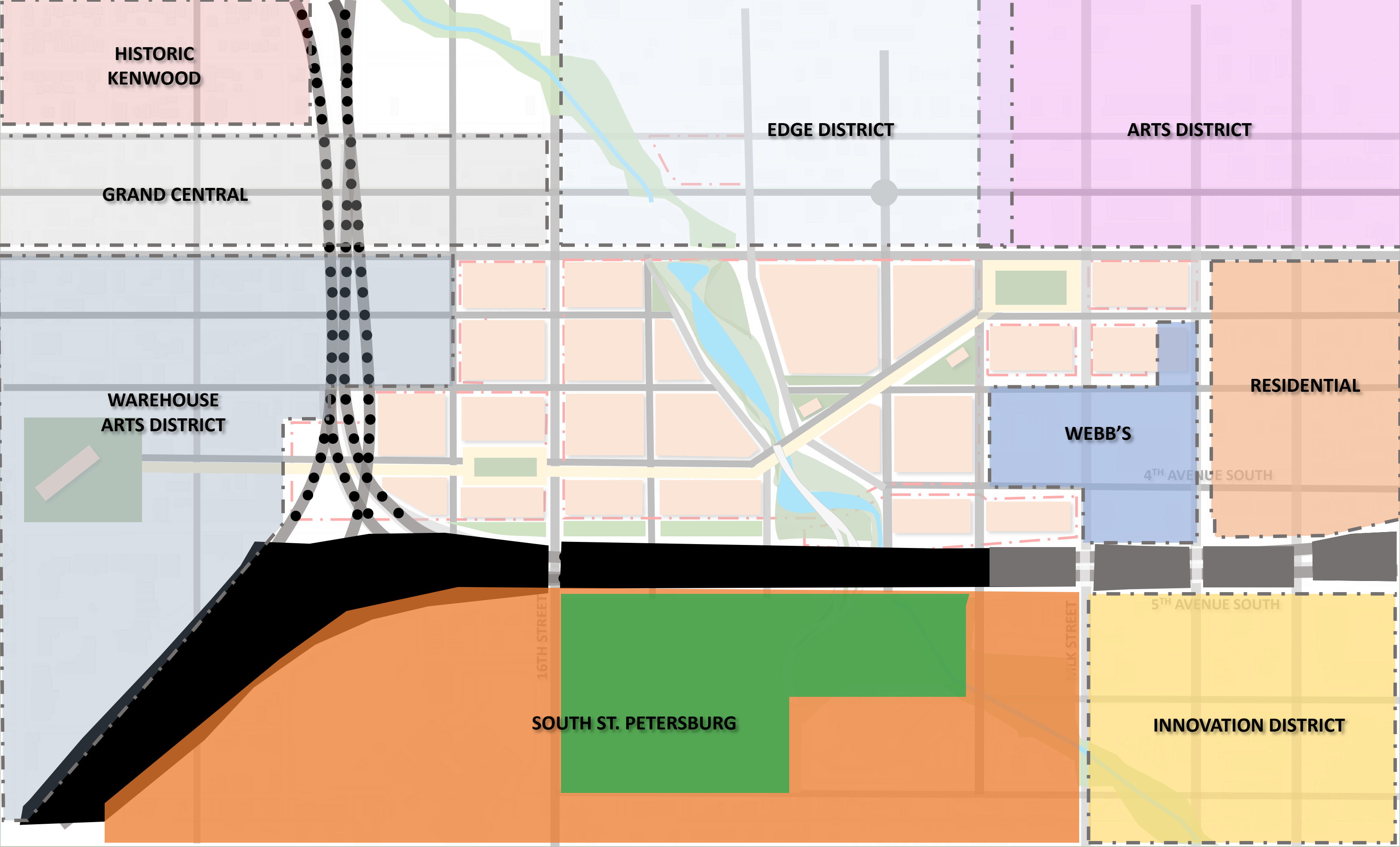
9TH STREET N

4TH AVENUE SOUTH

5TH AVENUE SOUTH

16TH STREET

MILK STREET



HISTORIC KENWOOD

EDGE DISTRICT

ARTS DISTRICT

GRAND CENTRAL

WAREHOUSE ARTS DISTRICT

RESIDENTIAL

WEBB'S

4TH AVENUE SOUTH

16TH STREET

MILK STREET

5TH AVENUE SOUTH

SOUTH ST. PETERSBURG

INNOVATION DISTRICT



The Freeway | Harbor Drive Portland - 1974





The Freeway | Big Dig, Boston

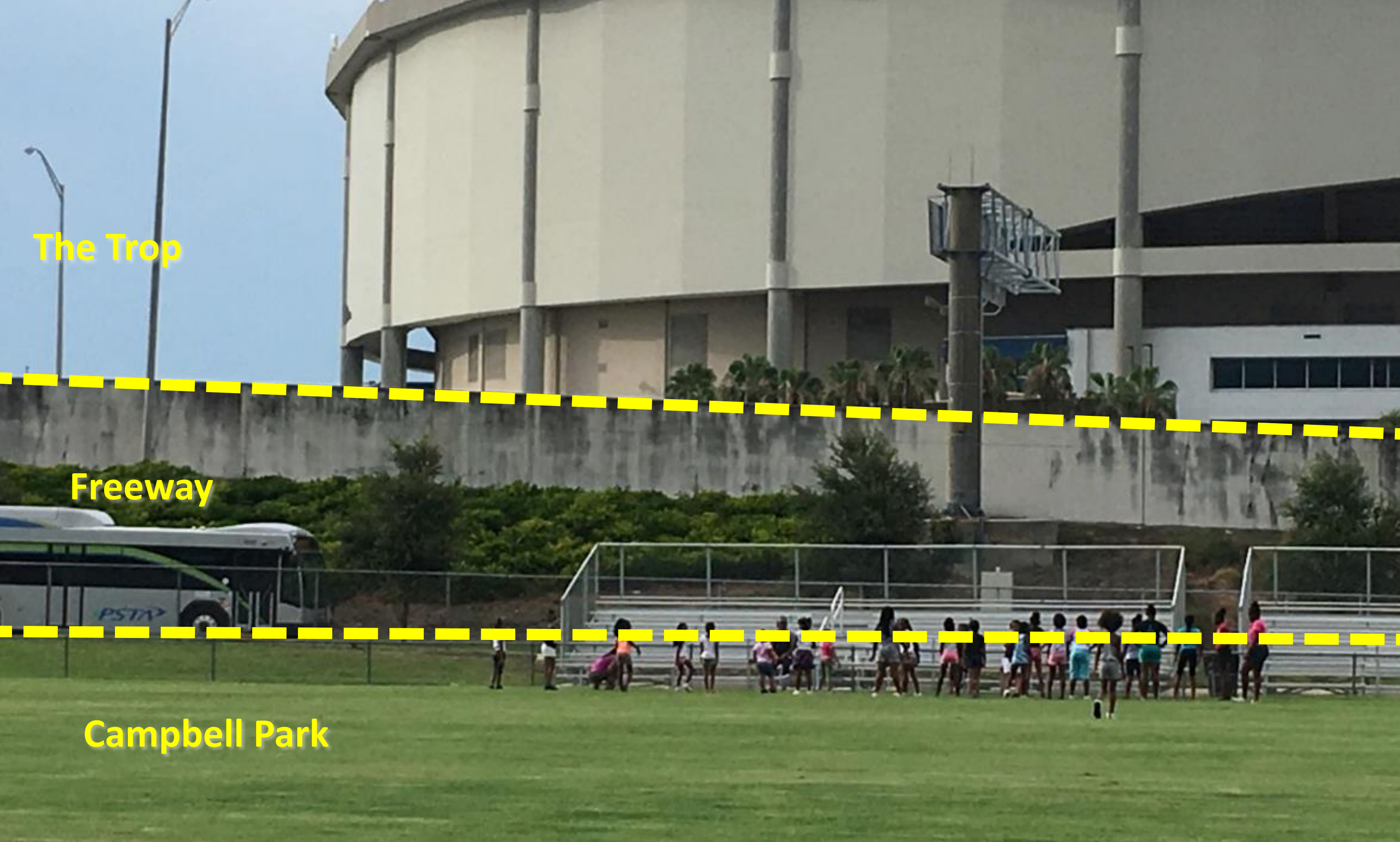


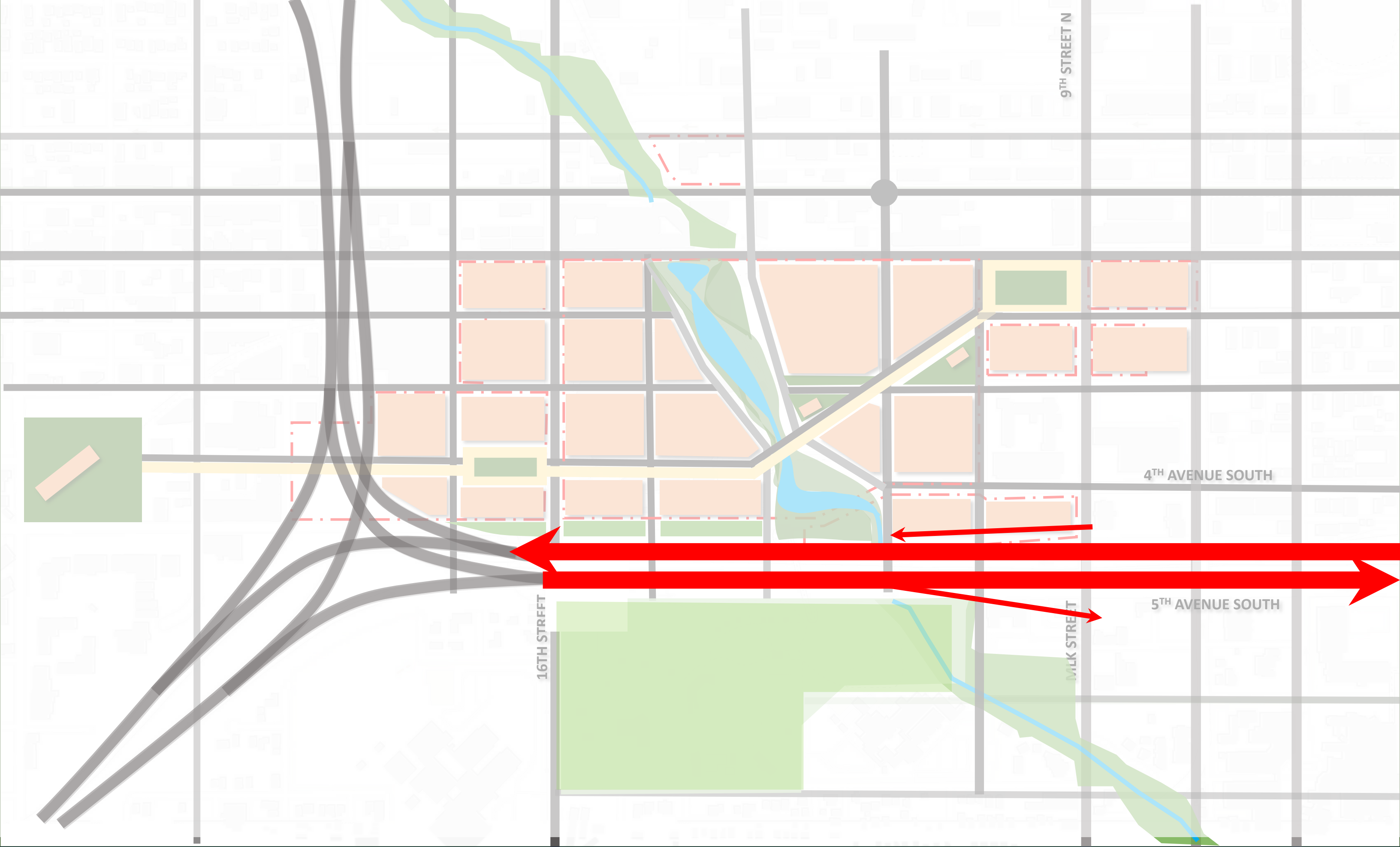
The Freeway | Big Dig, Boston

The Trop

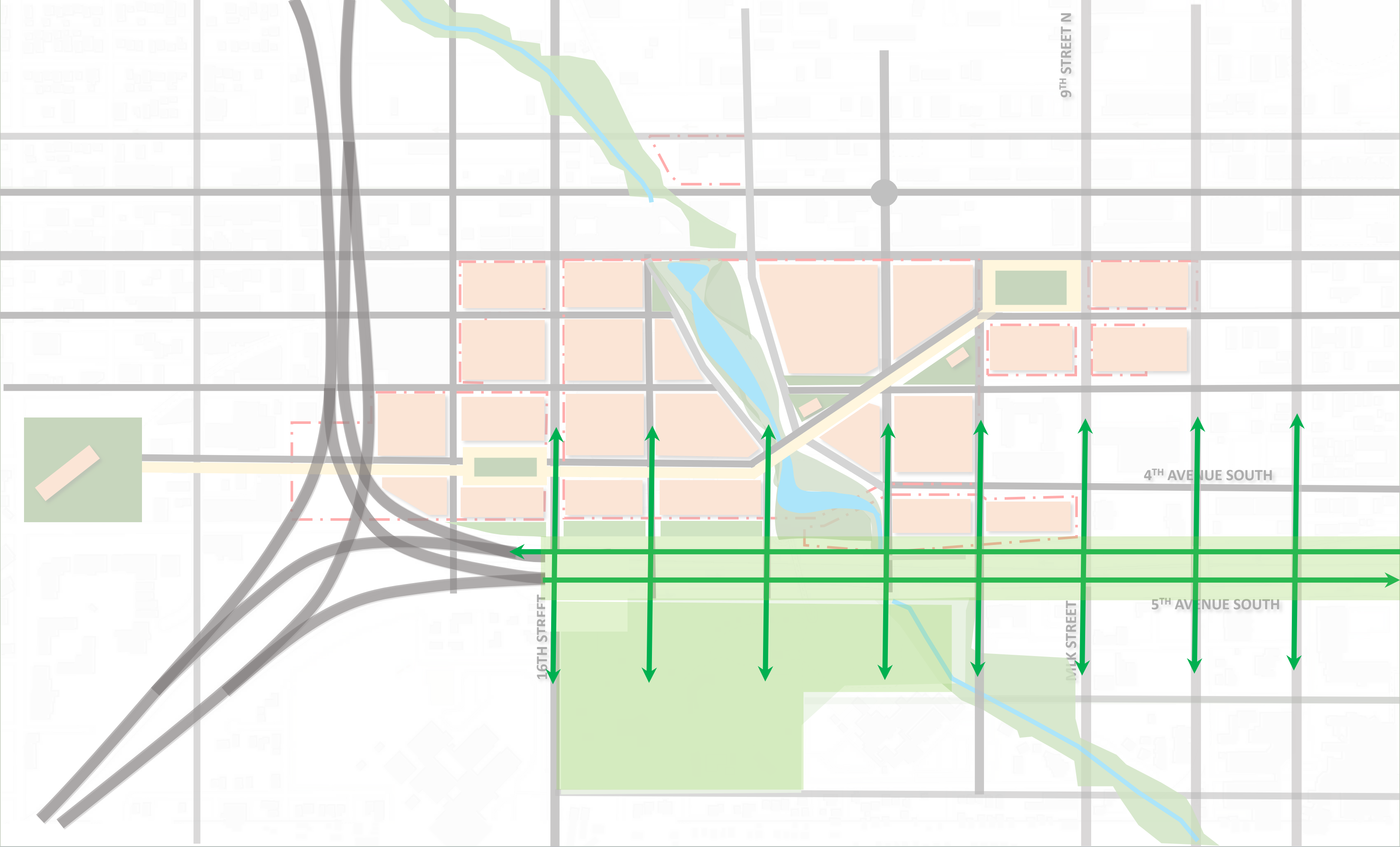
Freeway

Campbell Park





Creates at Grade : 450' Wide Right of Way



Creates at Grade : 450' Wide Right of Way

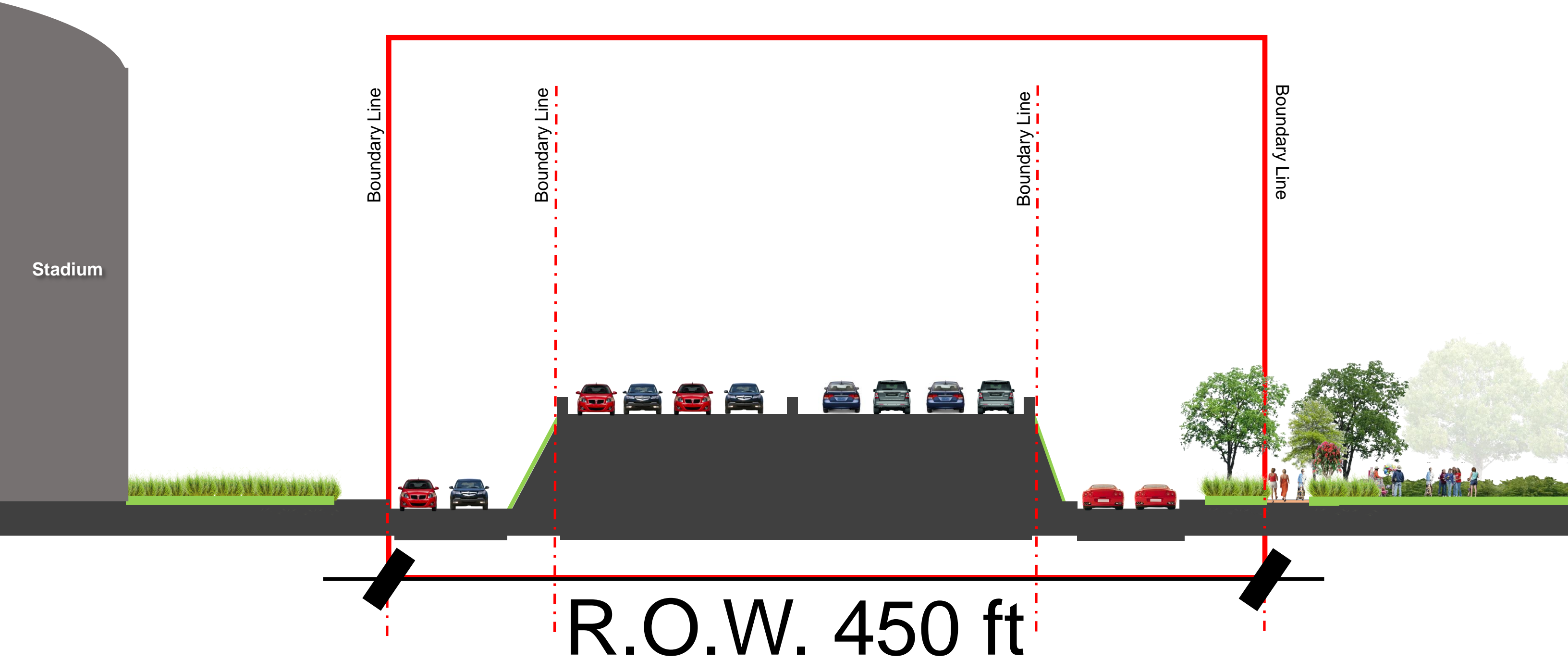


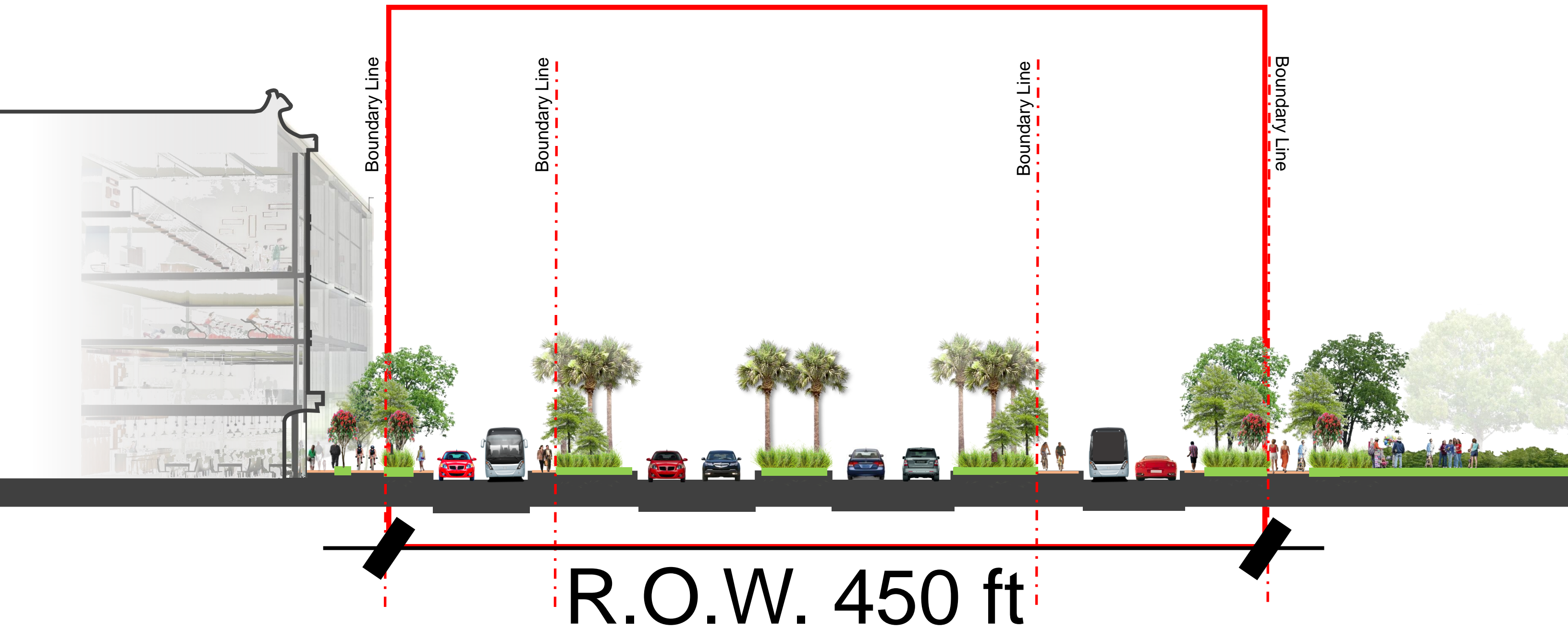
A Vehicular Dominated Freeway View

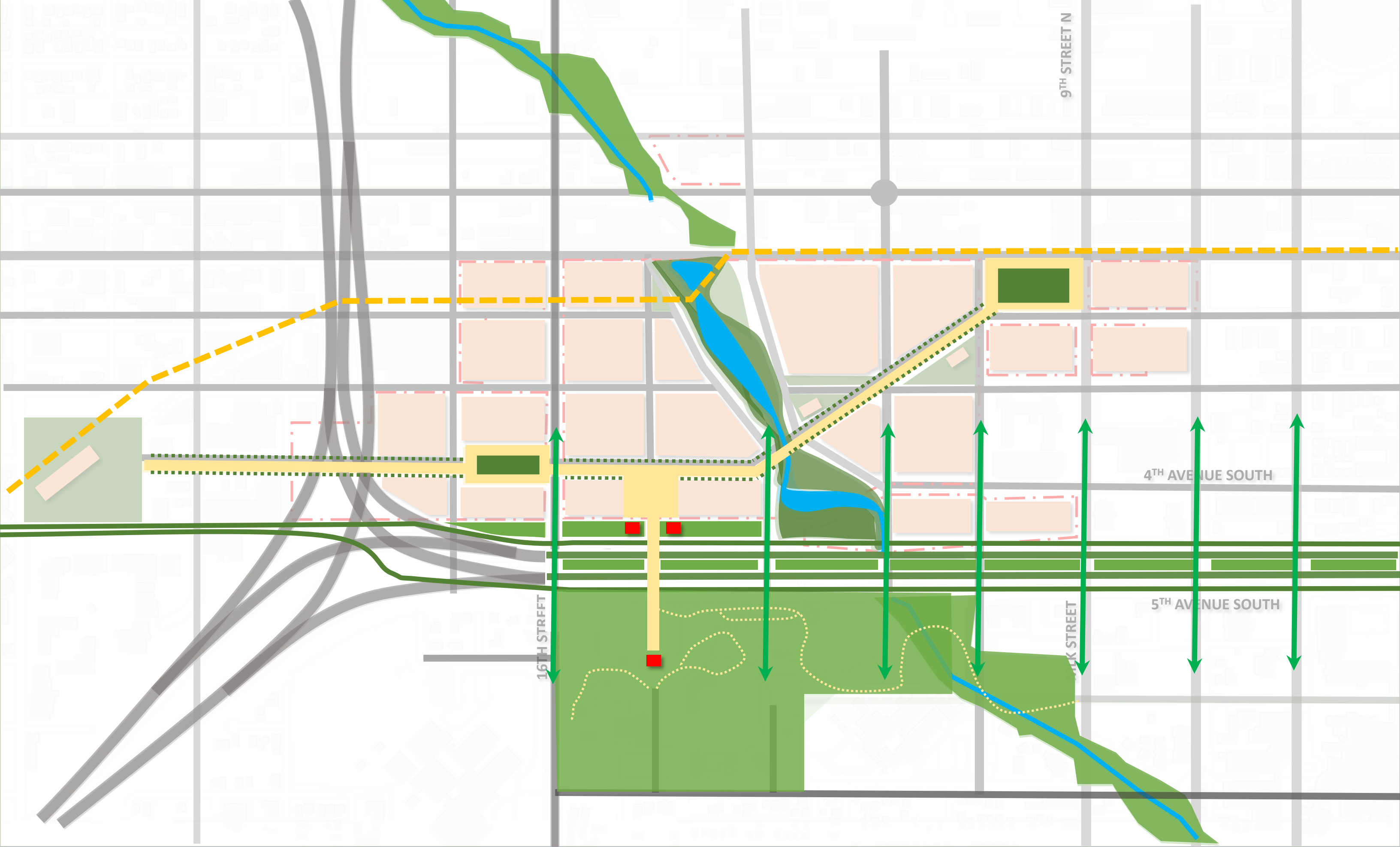


Franklin Ave
NEXT SIGNAL

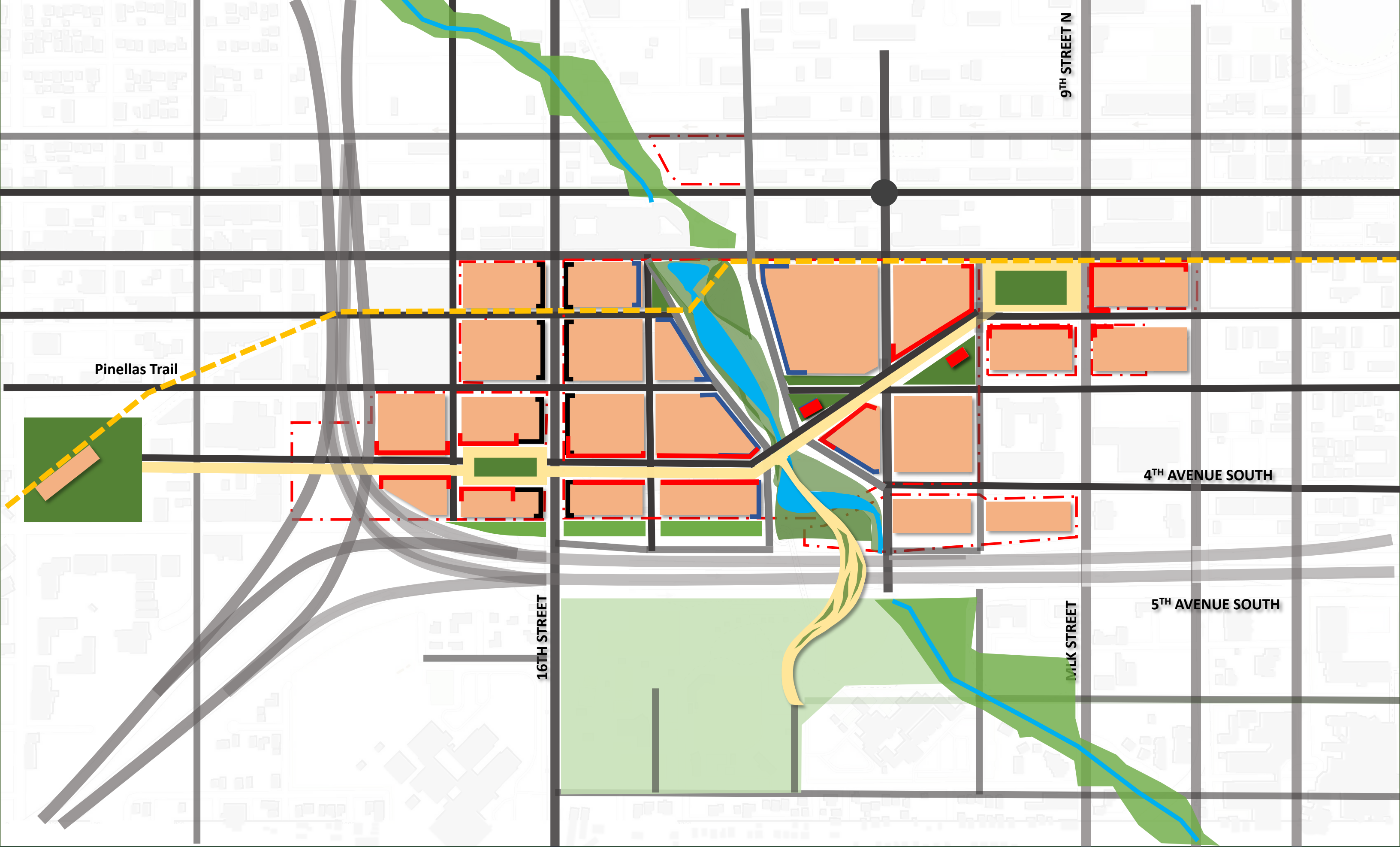
No Parking







The Transformation of I-175



Pinellas Trail

9TH STREET N

4TH AVENUE SOUTH

5TH AVENUE SOUTH

16TH STREET

MILK STREET



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