



Addendum #1
28-22, Downtown Clearwater Waterfront Development Opportunities
Call for Development Concepts
May 24, 2022

NOTICE IS HEREBY GIVEN that the following addendum serves to provide clarification and to answer the questions received 28-22, Downtown Clearwater Waterfront Development Opportunities “Call for Development Concepts”.

RECAP for May 18, 2022, Information Session:

- Pierce Street property is not included in this “Call for Concepts”
- Everyone will have at minimum ten (10) minutes to present to Council on 06/13/22
- Concepts at the very least must include the minimum threshold requirements (reference page 11 of “Call for Development Concepts” document)
- Referendum for both sites is required
- Urban mixed-use environment developers are what the city is looking for
- Do not want to see massive parking concepts on Bluff properties
 - Do not expect respondents to provide parking for amphitheater
- 75 units per acre residential; 95 units for hotel; 4.0 FAR

Links provided at May 18, 2022, Information Session:

- <https://www.myclearwater.com/residents/imagine-clearwater-new>
- <https://www.myclearwater.com/Home/Components/RFP/RFP/255/2499?page=4>
- <https://www.myclearwater.com/home/showpublisheddocument/8966/637469301456470000>
- <https://www.myclearwater.com/home/showpublisheddocument/9445/637533254914130000>

Question 1: Procedurally, will there be an opportunity to ask questions real time during the Information session? Or will this be a city presentation and any other questions are submitted in writing?

Answer to Question 1: *On May 18, 2022, the city held a live session where questions could be addressed. A link to the live session can be found on the City’s website at [28-22 Downtown Clearwater Waterfront Development Opportunities Call for Concepts](#). Moving forward, all questions must be submitted in writing.*

Question 2: What are the City's permanent plans for the boat shuttle to and from the beach? Is it going to be improved and / or hours increased? Ideally it would not require reservations and would be a constant run.

Answer to Question 2: *The City has no plans to operate a ferry service. Pinellas Suncoast Transit Authority (PSTA), in partnership with Forward Pinellas, is working on establishing a consistent ferry service including a stop in downtown and on Clearwater Beach.*

Question 3: Are there any plans to expand the transient boat slip availability in Downtown Clearwater to service the park and the retail?

Answer to Question 3: *The City does not have plans to expand the boat slip at this time.*



Question 4: How much money is currently available in the City's parking fund and has it been allocated to any other project? What is the annual revenue? Are there restrictions on the expenditure of these funds?

Answer to Question 4: Parking funds must be spent on the provision of public parking. If you wish to request incentives to offset the cost of parking, please include your incentive request in your submission.

Question 5: Will the City consider leveraging financing with future revenues anticipated through the TIF collections?

Answer to Question 5: The City is requesting that all respondents provide their total project costs, a financial gap (if any) they are trying to fill and why they are looking for public subsidy to fill that gap.

Question 6: Are there any specific planned improvements for Osceola Ave and more importantly the intersection of Osceola and Cleveland?

Answer to Question 6: No, the 400 and 500 block of Cleveland Street will remain closed to vehicular traffic.

Question 7: Does the library have any additional parking requirements to the 50 required parking spaces, (i.e., bus parking, loading, etc.)?

Answer to Question 7: The library will need to maintain a place for drop off and pick up of library patrons.

Question 8: Is there a height limitation that the proposers should consider on the Harborview site?

Answer to Question 8: The Imagine Clearwater plan recommends a height of 80 feet. However, the city is open to considering something taller as long as the site does not become dominated by a parking garage.

Question 9: Are the on-going studies by TBARTA for a Gondola station on the Bluff to be taken into consideration for the purposes of proposer's submission?

Answer to Question 9: No.

Question 10: Can parking on the Harborview site be considered below existing grade? If so, can modification be considered as additional parking below the Upper Plaza maintaining the Plaza size, scale and design intent?

Answer to Question 10: Parking can be below grade. No changes to the Gateway Plaza design will be considered as part of this process unless absolutely necessary. The building on the Harborview site MUST tie into the Gateway plaza.

Question 11: Can proposers make suggestions to the development of the South Bluff Walk outside of the City Hall development footprint?

Answer to Question 11: Yes.

Question 12: Is the City open to shared parking?

Answer to Question 12: Yes.

Question 13: When will the acquisition of sites be required?

Answer to Question 13: The acquisition of sites will be required after a successful referendum in November. We are looking for respondents to create an implementation timeline.



Question 14: Are site surveys available for design studies?

Answer to Question 14: No.

Question 15: Once Imagine Clearwater is completed, how many events per year is anticipated?

Answer to Question 15: It is anticipated that there will be approximately 125-250 events annually.

Question 16: Will we (developers) have input as to what is held at the park (i.e., farmers market, etc.)?

Answer to Question 16: Yes, input will be requested through City special events staff and potentially a 501c3 conservancy.

Question 17: Who will be point of contact for development agreement?

Answer to Question 17: David Margolis, City Attorney

Question 18: When is the parking garage expected to be built?

Answer to Question 18: A public parking garage with approximately 250 spaces within two (2) blocks of both sites is expected to be built in the next 12-24 months.

Question 19: If we are trying to identify some key anchor tenants for the retail, could we submit Letters of Intent with the submission?

Answer to Question 19: Yes.

Question 20: Can you disclose the appraised value on the two sites and parameters for acquisition (i.e., at construction commencement or in advance)?

Answer to Question 20: Appraisals have been provided on the City's website at:
[28-22 Downtown Clearwater Waterfront Development Opportunities Call for Concepts.](#)

Question 21: Wraparound parking was mentioned, should this be for all sides of the structure, towards the bluff or other?

Answer to Question 21: All sides of the structure.

Question 22: Is the downtown parking garage a public project and if so, is an RFP going to be published for its design and construction?

Answer to Question 22: Yes, an RFQ will be issued for both the design and construction of the downtown parking garage.

Question 23: Section 2, Team Introduction and Experience. - Subject to timeline, availability, and fees, teams, including contractors, architects, and/or consultants may change. If selected to enter into a development agreement with the City of Clearwater, can bidders change one or more team members post-award or are bidders required to retain all submitted parties/team members?

Answer to Question 23: The primary Development entity will need to be identified in the development agreement and that firm will be part of the development agreement. Team members may change, but the firms identified in the development agreement may not. Beyond the master development entity, if other teams are critical to the implementation of the proposal, then they will most likely be identified in the development agreement and cannot change.



Question 24: Section 5, Financial Offer. Can the bidder present both ground lease and purchase/land acquisition options to be considered or must only one offer be elected and presented?

Answer to Questions 24: *You can propose both options however, each option proposed must have a full financial offer to be considered.*

Question 25: Are you able to share any information on the history of the RFP process? We found that there were 5 proposals received last year and a successful bidder was selected last June. Can you shed any light on why that fell through? It would help to ensure we don't make the same mistake.

Answer to Question 25: *The previous team led by Craig Govan wished to construct almost 1,000 parking spaces and wanted the city to pay for them. That was not aligned with the City's vision for the sites.*

Question 26: What will be the submittal requirements for the DRC and what is anticipated to be advanced to DRC – a development agreement with concept plan or a site plan?

Answer to Question 26: *The development agreement is scheduled to advance to the Development Review Committee (DRC) on July 7. It must meet the application requirements of Section 4-606.B of the Community Development Code and the following:*

- *Conceptual Site Plan*
- *Conceptual Renderings*
- *Any request from the Public Amenities Incentive Pool*
- *Amenities to be Proposed to Support Pool Allocation (see Downtown Plan List of Eligible Amenities)*
- *Narrative describing the proposal and its conformity with the Comprehensive Plan and Downtown Zoning District and Design Standards*

The final development agreement will also need to include those items set forth in Section 4-606.G of the Community Development Code.

End of Questions and Answers

End of Addenda