



CITY OF CLEARWATER

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CITY COUNCIL

January 15, 2021

On behalf of the Clearwater City Council, I would like to express my excitement over the release of this Request for Proposals for three of our key downtown waterfront redevelopment parcels.

There is unanimous support from the City Council to move these Downtown Clearwater waterfront development opportunities forward, creating dynamic projects which will continue our progress toward establishing the vibrant downtown we all seek.

The city and our Community Redevelopment Agency have a proven track record of commitment to redevelopment downtown as evident by the continued partnerships with private development and businesses through ongoing funding and incentive-based efforts.

Investment in our waterfront presents an incredible opportunity for success on some of the most scenic properties in the Tampa Bay area. The most recent figures presented last year put the three parcels' values at a combined \$23.5 million. These sites are ideally situated in Clearwater's downtown waterfront, which sits on an elevated bluff along the Intracoastal Waterway, overlooking the beautiful Clearwater Harbor and Marina.

There has also been tremendous community support for redevelopment downtown with a recent public referendum passing with 75.8 percent of the vote for the \$64 million Imagine Clearwater Master Plan, which includes a major park redevelopment adjacent to the proposed waterfront properties.

Council is seeking a combination of residential, retail and parking on the sites, with the possibility of a hotel, to complement the bordering redevelopment of the roughly 22-acre Coachman Park, which is currently under construction. Completion of the park project is slated for mid-2023, with plans including a 4,000-seat concert venue, a garden, playground, interactive fountains, trails and gateway plaza.

City incentives may be available for prospective developers such as additional density, up to \$5 million in funding for rental housing from the Clearwater Community Redevelopment Agency, up to \$2.5 million from the city's parking fund, as well as city support for offsetting permit and impact fees.

Frank V. Hibbard, Mayor

Mark Bunker, Councilmember
Kathleen Beckman, Councilmember



David Allbritton, Councilmember
Hoyt Hamilton, Councilmember

"Equal Employment and Affirmative Action Employer"

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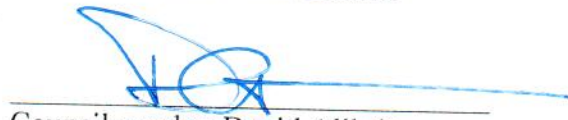
Bonus points will also be added to developers' bids that include cultural amenities, inclusion of more than 200 rental units among the three parcels, additional build-outs that are not currently included in the park plan, commitment to green and wellness certification standards, and proposals of additional sustainability initiatives.

Please review the following Request for Proposals. This is a tremendous opportunity that we hope brings interest of a national scope. We welcome your interest, participation and questions.


Mayor Frank V. Hibbard


Councilmember Mark Bunker


Councilmember Kathleen Beckman


Councilmember David Allbritton


Councilmember Hoyt Hamilton