THE GAS PLANT DISTRICT MASTER PLAN

SCENARIO 2

COMMUNITY MEETING
August 6, 2018
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
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

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1. Connect Neighborhoods and Districts
2. Provide Housing for Multiple Income Levels
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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
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*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

Fourth Principle
Scenario 1 Master Plan
Private Development (60%)
7-9 Million SF

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

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
Private Development (60%)  
5-7 Million SF

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 Development  
Neighborhood Retail  
Affordable Housing

Entertainment/Retail  
Hotel/Conference Hall  
Office Buildings  
Research and Tech Campus  
Housing – market rate and workforce  
Neighborhood Offices  
Neighborhood Retail  
Shared Parking

200,000 SF  
540,000 SF  
500,000-1,000,000 SF  
1,000,000 SF  
3,200,000 SF  
100,000 SF  
50,000 SF  
2,000 Spaces

Improved Campbell Park  
MLK/16th Street/22nd Street Initiatives
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)
HISTORY | THE CITY WAS CONNECTED TOGETHER
IN THE 1990’s | ...THIS HAPPENED
The Situation Today
Enhance Booker Creek Park
Enhance Booker Creek & Expanding Green Space
Enhance Booker Creek & Expanding Green Space
Extend Streets Back into the Gas Plant District
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.
Integrate One Community

Economic Development Through Inclusion

New Deal & One Community Strategies

10 Big Economic Ideas
Work-Trop: Job Training/Education/Entrepreneurial Incubators
Retail | Operations and Managerial Opportunities
Tech and Research Center and Higher Education, Office & Convention Space

University Tech Campus, Convention, Hotel and Office
Research & Tech Campus
Job Opportunities
Cultural Arts Center
TEACHING SPACES FOR CLASSES
Celebrate Deuces Live & Warehouse Arts
Residential, Education and Workforce Housing
Mixed-Use Building Strategy
Neighborhood Market
RESIDENTIAL | LIVING ENVIRONMENTS FOR ALL FAMILIES
Retail | Promenade (Entertainment)
ENTREPRENEURS: PROMOTE LOCAL ARTISTS

RANDY MORTON
EXISTING TRANSPORTATION

- Bike
- Trolley
- Bus
DOWNTOWN TRANSPORTATION PLAN INTEGRATION
ACTIVE BUSINESS STREET – BUS RAPID TRANSIT (BRT)
BRING TRANSIT TO THE SOUTH SIDE
There are Some Barriers
The Freeway | Big Dig, Boston
Creates at Grade: 450' Wide Right of Way
Creates at Grade: 450' Wide Right of Way
A Vehicular Dominated Freeway View
A Pedestrian Friendly Neighborhood View
Transformed I-175 at Grade with Pedestrian Crossings

R.O.W. 450 ft