

North Beach Redevelopment Initiative



Planning Commission Presentation

February 21, 2018



Alternative 1 - North

Legend	
1	Single Family Detached
2	Multi-Family
3	Single Family Attached
4	Retail/Office
5	Hotel/Hospitality
6	Mixed-Use
7	Restaurant/Destination
8	Eco-Destination
(a)	Dolphin Viewing
(b)	Bird Watching
(c)	Wetland/Water Amenity
9	Texas State Aquarium
10	USS Lexington
11	Bioswale and Trail
12	Harbor Bridge
13	City Park Entry
14	Potential Tourism Destination
15	Parking Structure





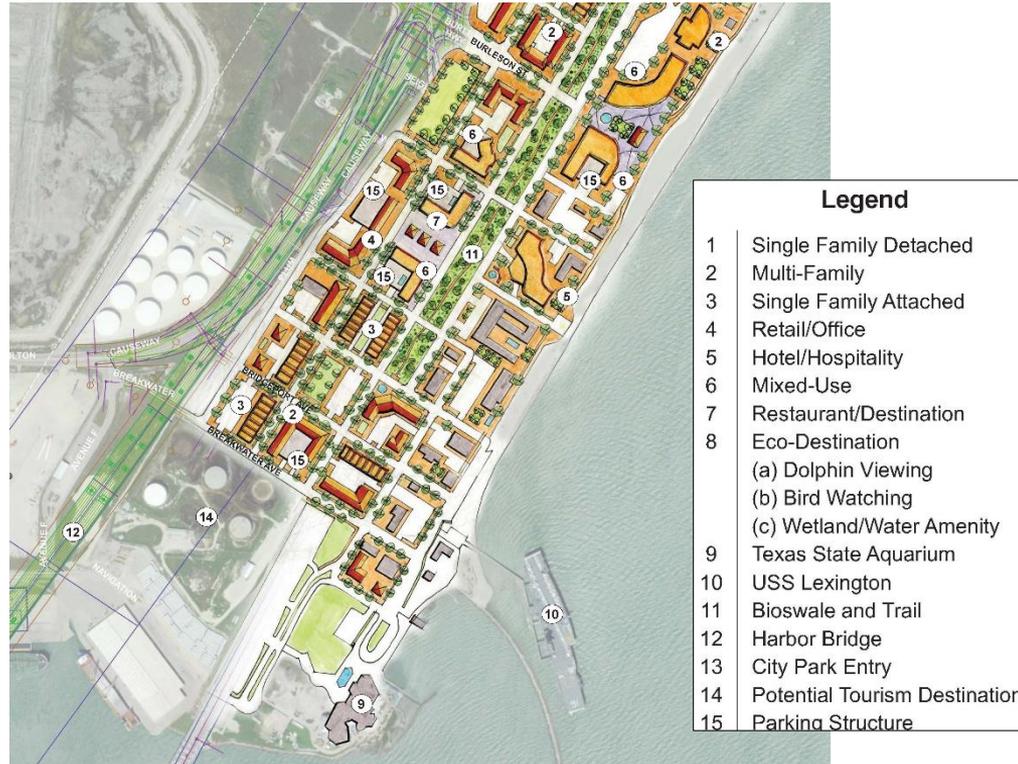
Alternative 1 - Center



Legend	
1	Single Family Detached
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9	Texas State Aquarium
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12	Harbor Bridge
13	City Park Entry
14	Potential Tourism Destination
15	Parking Structure



Alternative 1 – South





Alternative 2 - North

Legend	
1	Single Family Detached
2	Multi-Family
3	Single Family Attached
4	Retail/Office
5	Hotel/Hospitality
6	Mixed-Use
7	Restaurant/Destination
8	Eco-Destination
(a)	Dolphin Viewing
(b)	Bird Watching
(c)	Wetland/Water Amenity
9	Texas State Aquarium
10	USS Lexington
11	Canal and Trail
12	Harbor Bridge
13	City Park Entry
14	Potential Tourism Destination
15	Parking Structure
16	Boat Docks
17	Breakwaters





Alternative 2 - Center



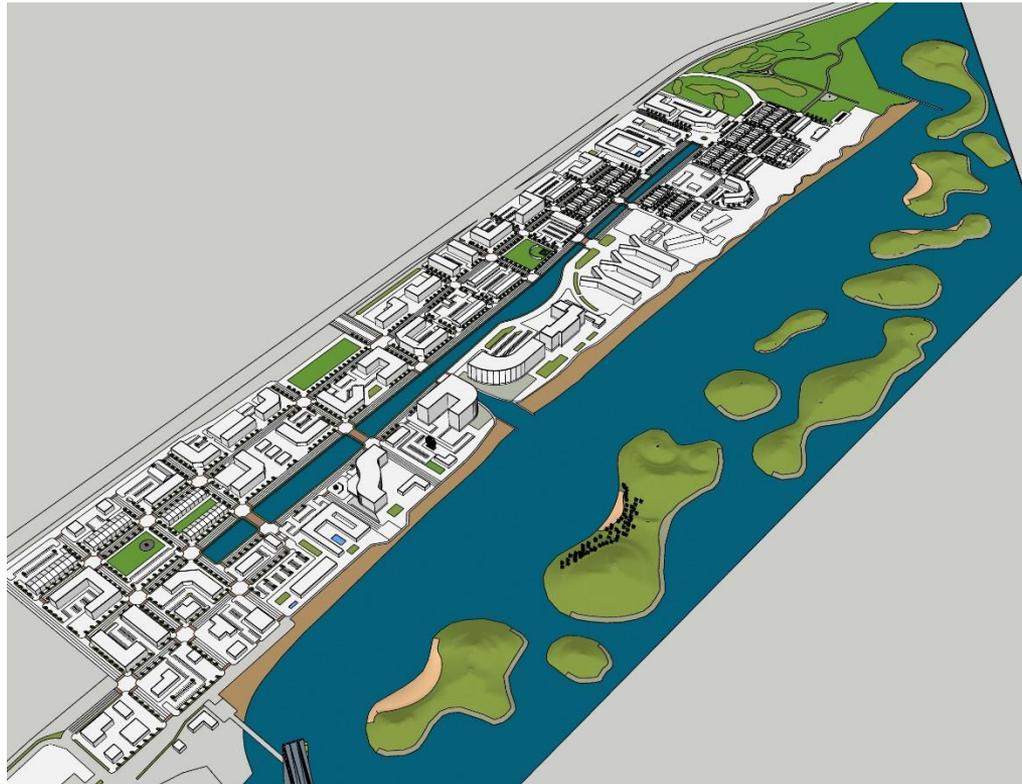


Alternative 2 - South



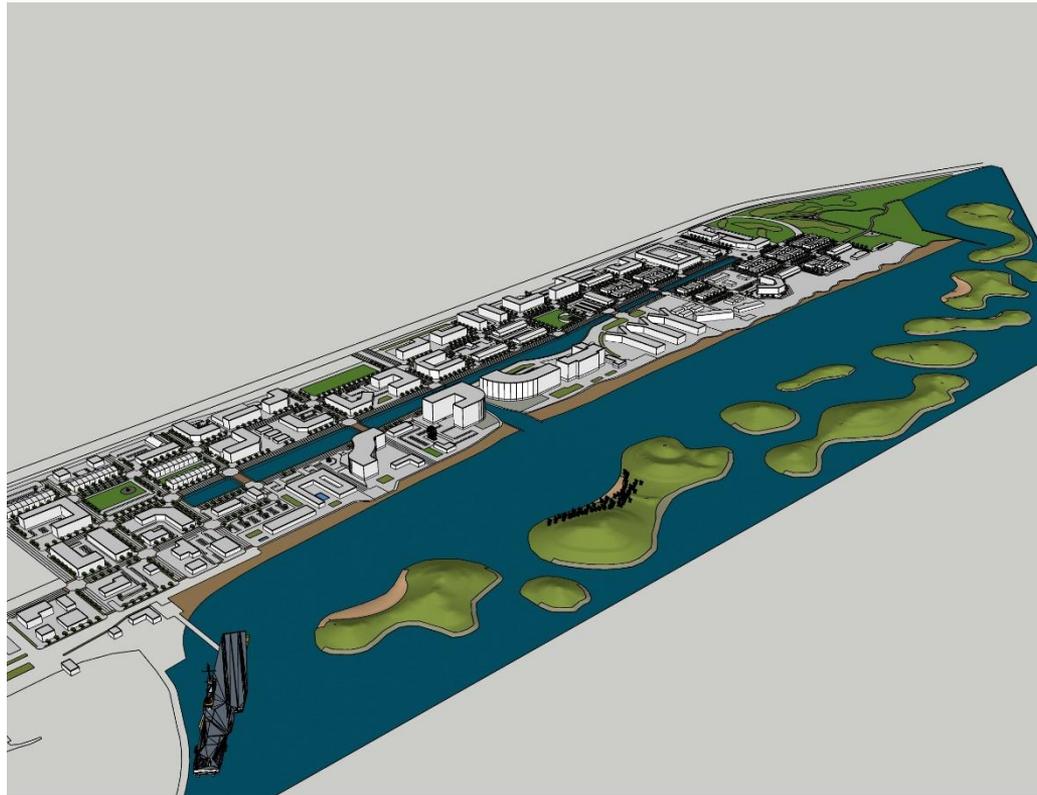


Alternative 2 – SketchUp Model





Alternative 2 – SketchUp Model





Capital Improvement Projects - North

Proposed CIP List

- (1) Surfside Blvd. Overlay (completed)
- (2) Timon Blvd. Overlay (completed)
- (3) North Beach access improvements
- (4) Beach Ave. Improvements
- (5) Traffic Circle
- (6) Land Acquisition
- (7) Wetlands Identification
- (8) Gulf Spray Ave. Pedestrian and Bike Improvements
- (9) Seagull Blvd. Extension
- (10) Timon Blvd. Realignment
- (11) Connect Walnut St. and Paul Pl.
- (12) Connect Elm St. to Surfside Blvd.
- (13) Connect Coastal Ave.
- (14) Storm Water Management
- (15) Pedestrian and Bike Trail
- (16) Pedestrian Improvements
- (17) Close Portion of Reef Ave.
- (18) Close Portion of Seagull Blvd.
- (19) Close Portion of Timon Blvd.
- (20) Close Portion of Gulfbreeze Blvd.
- (21) Close Sandbar Ave.
- (22) Bring Seagull Blvd. to collector standards
- (23) Bring streets up to adopted street standards
- (24) Remove W. Surfside Blvd.
- (25) Remove current Seagull Blvd.
- (26) Eco-Destination
- (27) Dolphin Park
- (28) Surfside Park
- (29) Kiwanis Park
- (30) Potential Cruise Ship Tourism Infrastructure
- (31) Canal/ Cove/ Jetties - Private/ Public Opportunity
- (32) Breakwater Islands - Private/ Public Opportunity
- (33) TxDOT street projects





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LEGEND

- Road Closures —
- Street Realignment —
- Bike/Pedestrian Projects - - -
- New Road Construction Projects - - -
- New Open Space - - -



Capital Improvement Projects - South

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Open House February 15, 2018

- \$800,000 in proposed Bond 2018 for improvements to Beach Ave.
- \$2 million in proposed Bond 2018 for North Beach Access

Improvements



Near-Term

Projects Ranked Highest (2/15/18 votes)

Gulfspray Ave. Pedestrian & Bike Path (59)

Beach Ave. Pedestrian & Bike Path (51)

Sweeping Curve Entrance north of Beach Ave. (40)

Beach Ave. Lighting (38)

Mid- & Long-Term

Projects Ranked Highest (2/15/2018 votes)

Storm Water Management in Timon/Surfside Median (36)

Potential Cruise Ship Tourism Infrastructure (35)

Pedestrian & Bike Trail along Timon & Surfside (28)

Pedestrian Improvements along W. Causeway (27)



Recommendation

Planning and ESI staff recommend
adoption of the North Beach
Redevelopment Initiative