



ST. PETE SHINES DEVELOPMENT UPDATE 2019

RECOGNIZED BY THE HUFFINGTON POST AS “ONE OF AMERICA’S HOTTEST CITIES TO LIVE AND VISIT,”

St. Pete’s tremendous growth is impossible to overlook. The year 2018 set a record for total construction value in the city - \$696 million - with new residential development dominating. The city’s population is comprised of more than 266,000 residents with a median age of 44.8. The median household income is increasing along with the number of residents with advanced education degrees. In 2018, major investment occurred across all areas of the city - from South St. Petersburg and the Skyway Marina District to Gateway and Tyrone - setting St. Petersburg up for a bright future in 2019.



PLANS ADVANCED IN 2018

- **South St. Petersburg CRA:** The continued growth in property investment within the CRA provided \$5,486,780 to the city from TIF revenue in Fiscal Year 2018 and 2019. In 2019, the City will continue to advance business development, workforce development, and housing and commercial revitalization programs.
- **Downtown Waterfront Signature Project New St. Petersburg Pier District:** Construction began in 2017 on the 26-acre waterfront site of the Pier District and is well underway. Elements of the project include a welcome plaza, marketplace, education center, pier head, family park with splash pad and playground, and a variety of dining options.

PLANS ADVANCED IN 2018, continued



St. Pete INNOVATION DISTRICT

Mayor Rick Kriseman at the State of Science



- **Tropicana Field Redevelopment Concept:** The City of St. Petersburg and HKS Architects developed a conceptual master plan for the redevelopment of the 85-acre Tropicana Field Site. The plan was further refined to include two scenarios: one featuring a new ballpark and one excluding the ballpark. The plan includes a research facility and tech campus, entertainment options, housing opportunities, along with retail, office, hotel and conference space.
- **Innovation District:** Immediately south of downtown, the Innovation District is a cluster of higher education, marine science, healthcare, business incubation, and media institutions. The City has been working with the Board of the St. Pete Innovation District to expand the growth and development of the area. Design of Phase 1 improvements from the Streetscape & Connectivity Plan is underway, with construction expected to begin by 2020.

- **Warehouse Arts District and Deuces Live Joint Action Plan:** The Warehouse Arts District and the 22nd Street Deuces Live Corridor is an emerging area and one of the most culturally vibrant, historically significant areas in the city. A joint action plan for the District was completed in 2018. The plan identifies a series of prioritized projects regarding streetscape, open space, branding, wayfinding, and programing for events and public improvement investments. Design of first phase of improvements will begin in 2019 with construction anticipated to begin in 2020.

- **Bicycle and Pedestrian Improvement Projects:** The City of St. Petersburg and Pinellas County prioritize local recreational infrastructure, with the goal of making St. Pete one of the most pedestrian and bike friendly cities in the nation. Bicycle lanes, recreational trails, sidewalks, and routes for non-motorized vehicles connect St. Pete's neighborhoods – now totaling 120 miles.

The Coast Bike Share program started in 2016 and now has more than 154,000 miles ridden in St. Pete through 2018.

St. Petersburg Bicycle Co-op was recently recognized by the League of American Bicyclists as a Platinum Level Bicycle Friendly certification for investments in bicycling education, promotion, infrastructure improvements and pro-bicycling policies – a ranking only one other Florida city has achieved.



St. Pete is becoming more bike-friendly

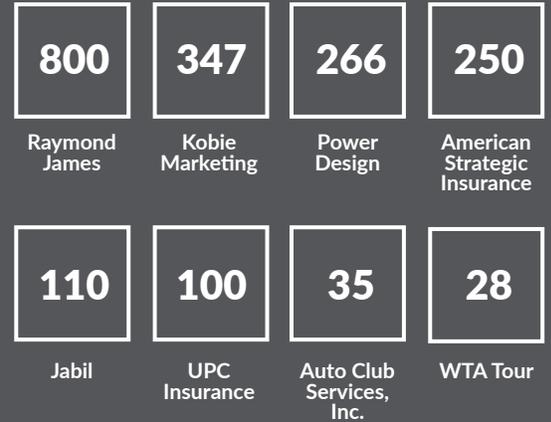
BUSINESS RELOCATIONS & EXPANSIONS

2,190 new jobs were created in St. Petersburg through the City's business development efforts.

BUSINESS EXPANSION & JOB CREATION



JOBS EXPANSIONS



PROJECTS COMPLETED IN 2018

- **The James Museum of Western & Wildlife Art** celebrated its grand opening in 2018. The museum is the permanent home of 400-500 premier works of art from the vast collection of Mary and Tom James. The new museum includes 30,000 sf of gallery space, a sculpture court, a 120-seat theater, event space, store, and café.
 - Cultural,
 - Downtown

- **The Colonnade** is a gated townhome community completed in 2018 near the intersection of 54th Avenue and 4th Street N with 130 townhomes.
 - Residential, ■ 4th Street
- The **Bainbridge 930 Central Flats** at 930 Central Avenue is a 6-story, 218-unit residential tower with 3,578 sf of retail in the EDGE District and completed in December 2018.
 - Residential,
 - Downtown



The James Museum of Western & Wildlife Art



Bainbridge 930 Central Flats

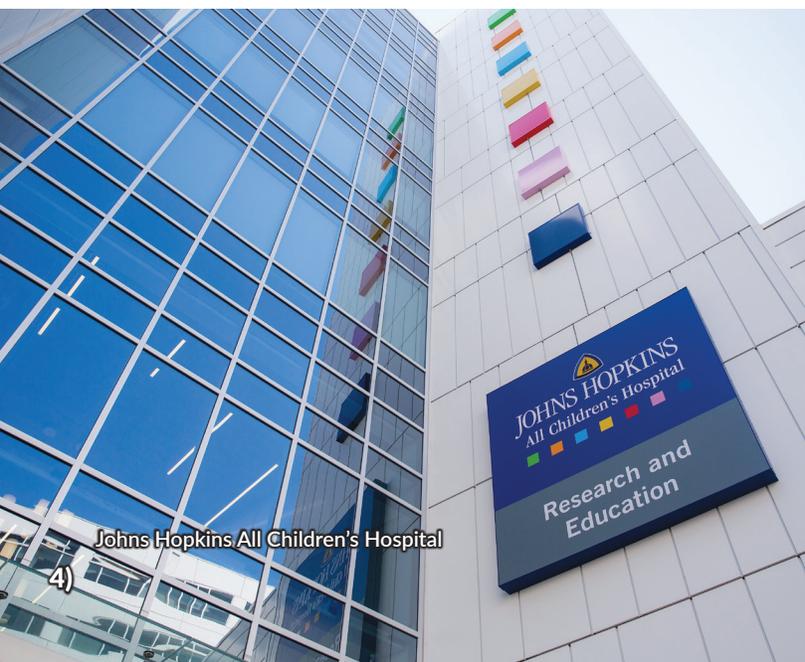
PROJECTS COMPLETED IN 2018, continued

- **Burlington Post** is the second of two new affordable housing complexes completed located at 3201 Burlington Avenue N. The Burlington Post building is 5-stories with 86 units. The second building is located adjacent to Burlington Place, which was completed in 2017. ● Residential, ■ 34th Street
- The former **Sears store** at Tyrone Square Mall was redeveloped in 2018 into a shopping complex with Dick's Sporting Goods, Lucky's Market, and PetSmart as anchor tenants. ● Commercial, ■ Tyrone
- **Admiral Farragut Academy** located at 501 Park Street completed a \$7 million expansion in 2018. The new building houses an auditorium, music room, art room, conference rooms as well as admissions and administrative offices.
 - Institutional



Admiral Farragut Academy

- **Maximo Marina** completed a \$20 million renovation in 2018 which also included a second location for the Getaway restaurant. The investment in Maximo Marina coincides with the City-led revitalization of the Skyway Marina District.
 - Industrial, ■ Skyway Marina District
- **Johns Hopkins All Children's Hospital** completed its new \$85 million, 225,000 sf research facility at 5th Street S and 6th Avenue. The facility employs approximately 200 faculty, educators, researchers, and physicians. ● Institutional, ■ Downtown/ ■ Innovation District



Johns Hopkins All Children's Hospital



Burlington Post

PROJECTS CURRENTLY UNDER CONSTRUCTION



Artistry Apartments

- **5th Ave Residences** is a 5-story residential building offering 132 market-rate apartment units. Located just two blocks from John Hopkins All Children's Hospital and Bayfront Health, the apartments will cater to professionals working within the Innovation District. ● Residential, ■ Innovation District
- **1701 Central** is a 5-story mixed-use project within the Grand Central District and will contain 5,500 sf of amenities, 4,500 sf of retail and 210,792 sf of residential space offering 243 apartment units. ● Mixed-Use, ■ Downtown
- **Artistry Apartments** located at 1601 Central Avenue is another mixed-use project under construction in the Grand Central District. The 6-story building will offer 12,000 sf of commercial space with 251 luxury apartment units. ● Mixed-Use, ■ Downtown
- **Avanti Apartments**, developed by NRP Group (Beacon 430 developer), is an 8-story, 348-unit apartment complex on the block between 4th & 5th Streets S and 2nd & 3rd Avenues. The east building has been completed, receiving a temporary occupancy, while the project will be fully completed early 2019. ● Residential, ■ Downtown
- **Bayfront Medical Center** at 701 6th Street S is nearing completion of a \$22 million renovation and expansion of its emergency and trauma centers. Bayfront, with 480 beds, is the largest hospital in St. Petersburg. ● Institutional, ■ Innovation District
- **Delmar 745** is a \$21 million, 12-story affordable housing apartment building under construction at 745 Delmar Terrace S, bordering Downtown and the Innovation District. ● Residential, ■ Downtown
- **Echelon City Center** is a 20.5 acre mixed-use, pedestrian-friendly urban development in the Carillon Parkway complete with dining, entertainment, hotel, and retail together with residential and office components.
 - **Development Metrics**
 - 172,000 – 190,000 sf Retail Development
 - 500,000 – 600,000 sf Office Development
 - 120 – Key Limited Service Hotel
 - 1,500 – 1,700 Residential Units
 - Mixed-Use, ■ Gateway
- **Elements on Third** is nearing completion on converting a 6-story office building into a residential building with 78 loft-style apartments. The project is the latest phase of Altis Cardinal's master-planned development of 10 acres in St. Petersburg's Kenwood neighborhood. ● Residential, ■ 34th Street

- **St. Pete Police Department Headquarters** is complete and will be occupied in summer of 2019. The 3-story 170,000 sf state-of-the-art facility is designed to 195 mph wind criteria and pursuing a Green Globe certification. A new offsite shooting range is nearing completion. The existing police headquarters site across the street at 1300 1st Avenue North is accepting proposals for redevelopment due May 10th, 2019. ● Institutional, ■ Downtown



PROJECTS CURRENTLY UNDER CONSTRUCTION, continued

- **The Museum of the American Arts and Crafts Movement** is under construction on 3.5 acres at 4th Avenue N between 3rd and 4th Streets. The \$70 million, 5-story museum will have 137,000 sf of space is expected to be completed by Fall of 2019.
 - Cultural, ■ Downtown
- The **Princess K Hotel** located at 2675 Ulmerton Road is underway to construct a new 8-story high-rise hotel with 123 guest rooms.
 - Commercial, ■ Gateway
- **Shorecrest Preparatory School** is expanding its campus with a new 60,000 sf facility that will house the Experiential School, libraries, innovation labs, state-of-the-art Dining Hall, and more.
 - Institutional
- **Tru by Hilton** is a hotel in the Grand Central District that will be 7-stories with 132 rooms and more than 10,000 sf of retail space. ● Mixed-Use, ■ Downtown
- **Vantage Lofts** is an 11-story mixed-use building currently under construction off of 16th Street and 1st Avenue North. It includes 15,000 sf of retail space on the first floor, with a 211-unit apartment tower above. ● Mixed-Use, ■ Downtown

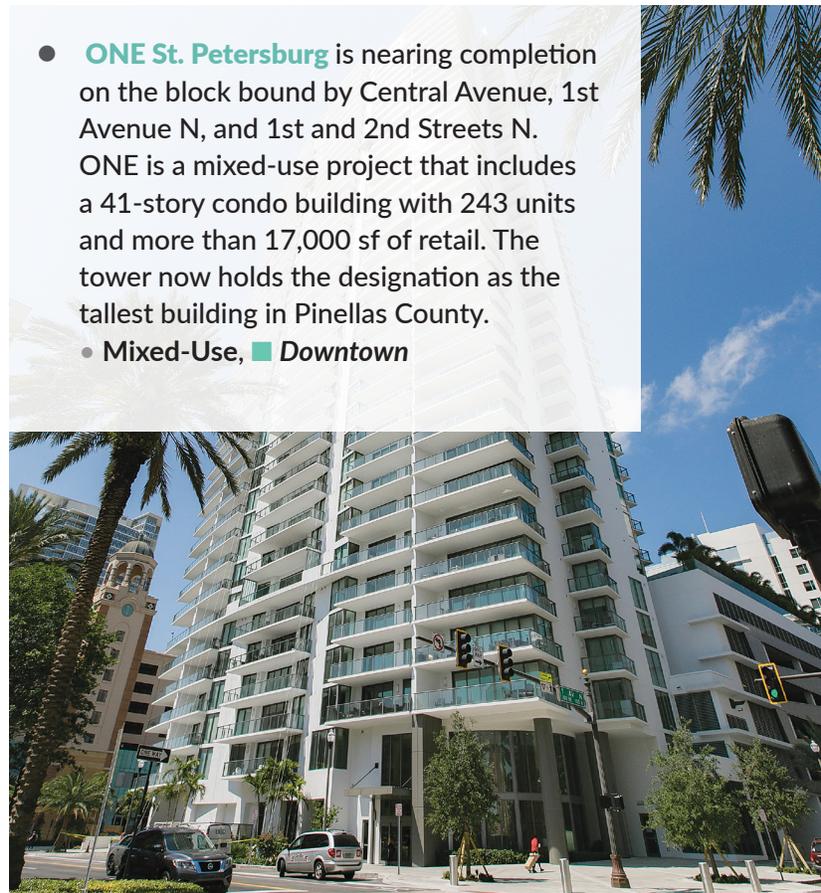
- **Galaxy Hotel** is a new boutique high-rise hotel in downtown St. Pete at 101 3rd Avenue North with 11-stories and 92 guest rooms. ● Commercial, ■ Downtown

- **Icon Central Apartments** at 801 Central Avenue is under construction on a 15-story building offering 368-unit apartments and 38,000 sf of retail space. The project will reinvigorate the 800 block, perfectly situated between the 600 block Central Arts District and the trendy EDGE District.
 - Mixed-Use, ■ Downtown

- **Jabil's** new world headquarters – an estimated \$67.3 million investment project – is well underway with the first phase of renovation of the former TBRI building into the Jabil Innovation Center. Jabil will be demolishing one building to construct a new headquarters and remodeling another building to create its new campus to house 2,000 Jabil employees. ● Commercial, ■ Gateway

- **Marriott Inn Hotel** is a new 7-story hotel under construction at the Tierra Verde Marina site and will offer 19 rooms, roof top bar, terrace lounge and meeting space. The hotel is part of the newly developed 10-acre Port 32 marina project.
 - Commercial

- **ONE St. Petersburg** is nearing completion on the block bound by Central Avenue, 1st Avenue N, and 1st and 2nd Streets N. ONE is a mixed-use project that includes a 41-story condo building with 243 units and more than 17,000 sf of retail. The tower now holds the designation as the tallest building in Pinellas County.
 - Mixed-Use, ■ Downtown



FUTURE PROJECTS IN 2019 AND BEYOND

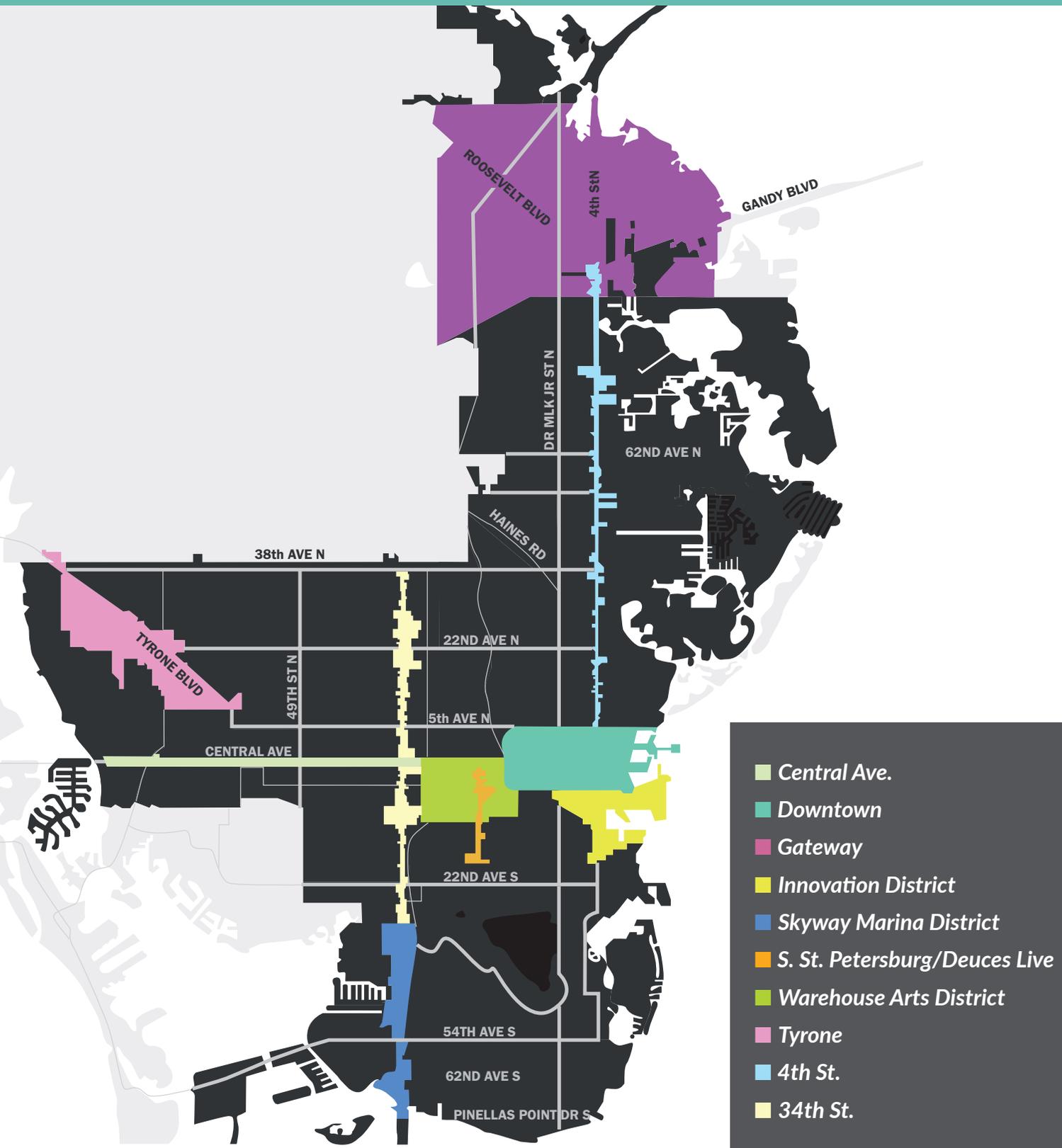


Downtown St. Pete is booming with exciting developments

- **400 Central Avenue** underwent demolition and will be developed as a mixed-use project by the New York developer, Red Apple Group. The proposed site will include 500 dwelling units, 200 hotel rooms and retail space. ● **Mixed-Use**, ■ **Downtown**
- The **Halcyon** is a proposed 35-story, 306-unit apartment tower with nearly 10,000 sf of retail space coming to the 200 block of 1st Avenue N. ● **Residential**, ■ **Downtown**
- **Bayfront St. Petersburg** is a preliminary project announced from Kolter Group, the developers behind ONE St. Petersburg, in the Hilton Bayfront Hotel's current parking lot at 300 1st Street S. Kolter's second downtown tower will consist of 35-stories, 200 condo units, and ground floor retail.
- **Mirror Lake Mixed-Use** is a proposed 34,000 sf development project in Downtown St. Petersburg that will include a new 6-story building with four levels of office space along with two floors of residential apartments. ● **Mixed-Use**, ■ **Downtown**
- **Onyx Apartments** is a new mixed-used project announced with plans currently under review. The proposed project includes 21 floors with 201 units and retail space located at 334 2nd Avenue S. ● **Mixed-Use**, ■ **Downtown**
- **Phillips Development & Realty** plans to develop the 9-acre site at 30th Ave S and 34th Street with a \$70 million mixed-use project including 300 apartments and 13,000 sf of retail. This project is the first public-private partnership located in the Skyway Marina District and the self-storage part of the site. ● **Mixed-Use**, ■ **Skyway Marina District**
- **Tampa Bay Innovation Center** plans to construct a new 40,000 square foot business incubator in the Innovation District, at 4th Street South and 11th Avenue South. The proposed \$12 million Center will offer co-working space, space for an anchor tenant, business coaching, peer advisory groups, and a variety of business events. ● **Institutional**, ■ **Innovation District**
- **Vela** will be a 7-story condominium with 20 units at 4th Avenue S and 8th Street. The building will be constructed in a U-shape design so most of the units will have corner locations. ● **Residential**, ■ **Downtown**



ST. PETERSBURG DEVELOPMENT CORRIDORS



- Central Ave.
- Downtown
- Gateway
- Innovation District
- Skyway Marina District
- S. St. Petersburg/Deuces Live
- Warehouse Arts District
- Tyrone
- 4th St.
- 34th St.



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