

GATEWAY ACTIVITY CENTER MASTER PLAN – BRIEFING

CITY OF NORTH PORT
CITY COMMISSION MEETING

MAY 28, 2024

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1



PRESENTATION

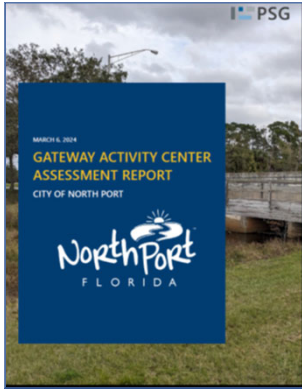
- Status and Context
- Review of Previous Work
- Recommendations



2

WORK PRODUCTS

Staff and Stakeholder Engagement

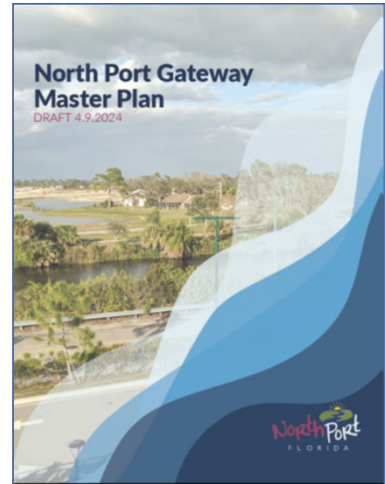


Assessment Report

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Stormwater Evaluation



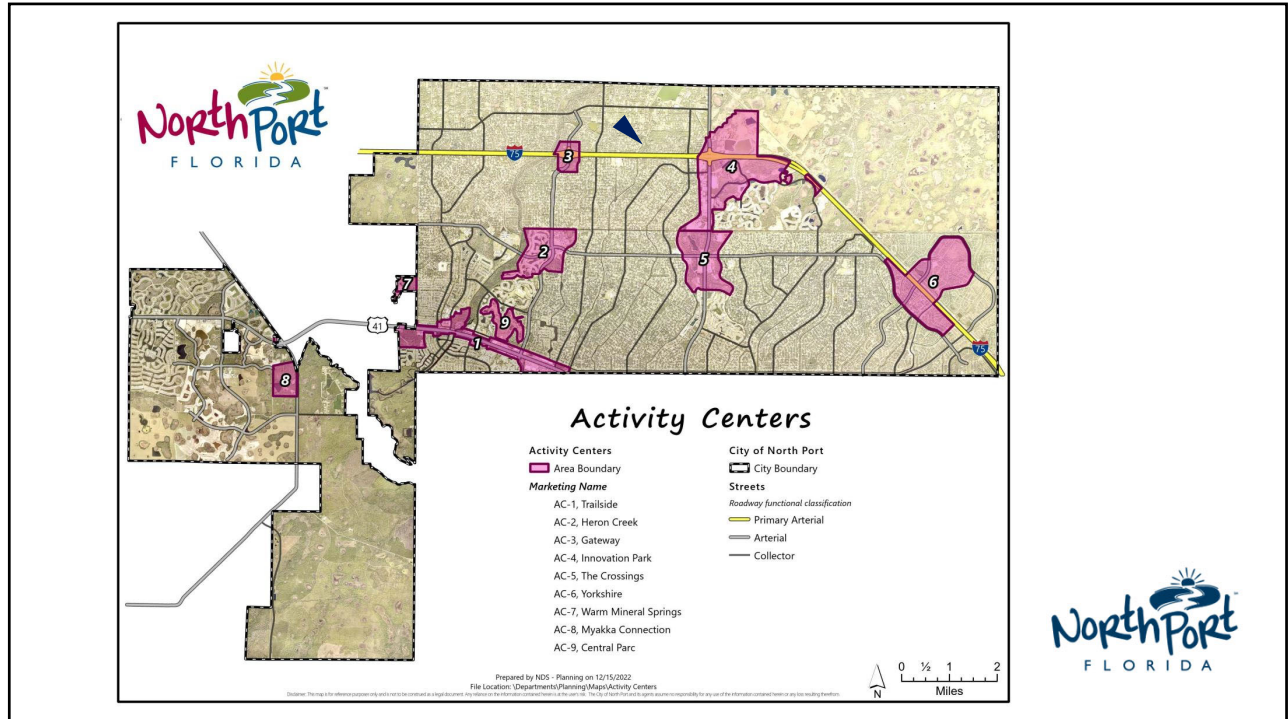
DRAFT Master Plan

3

TOPICS



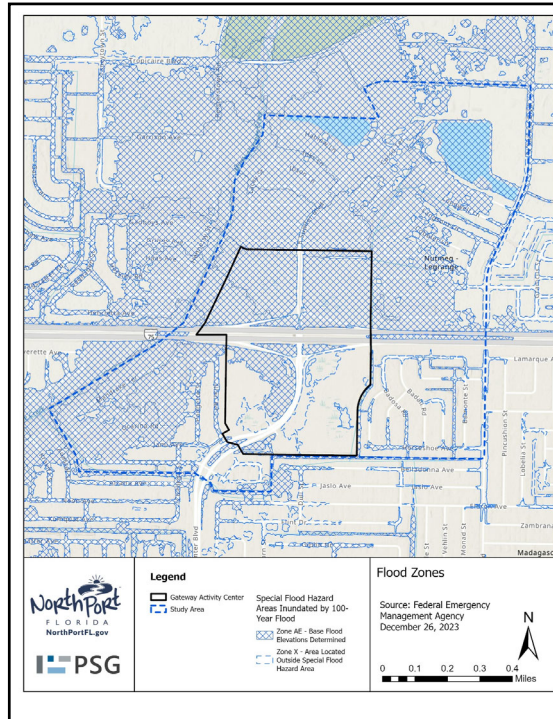
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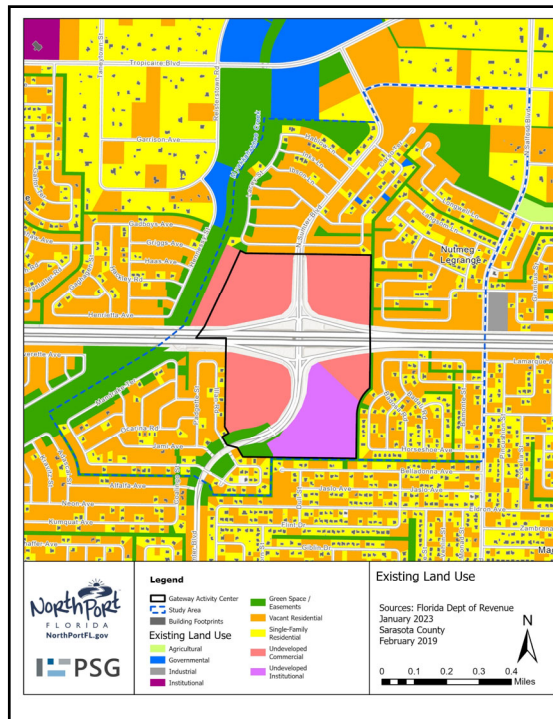
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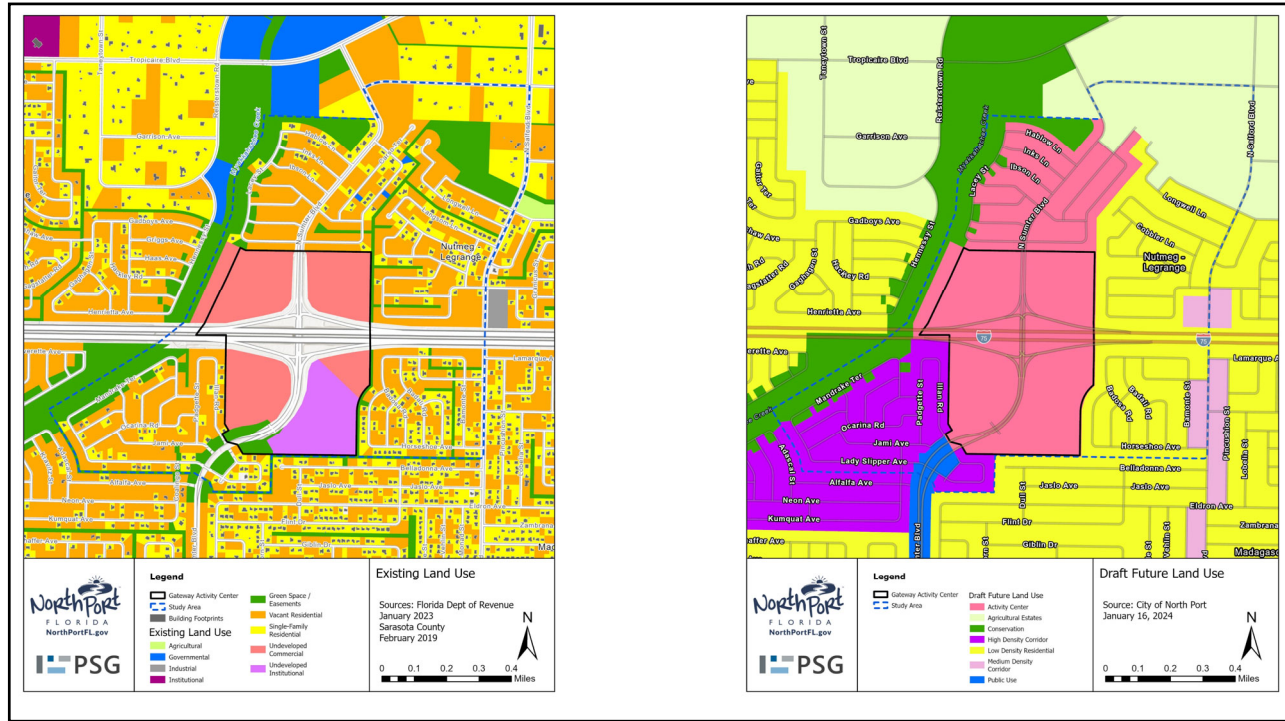
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ASSESSMENT FINDINGS



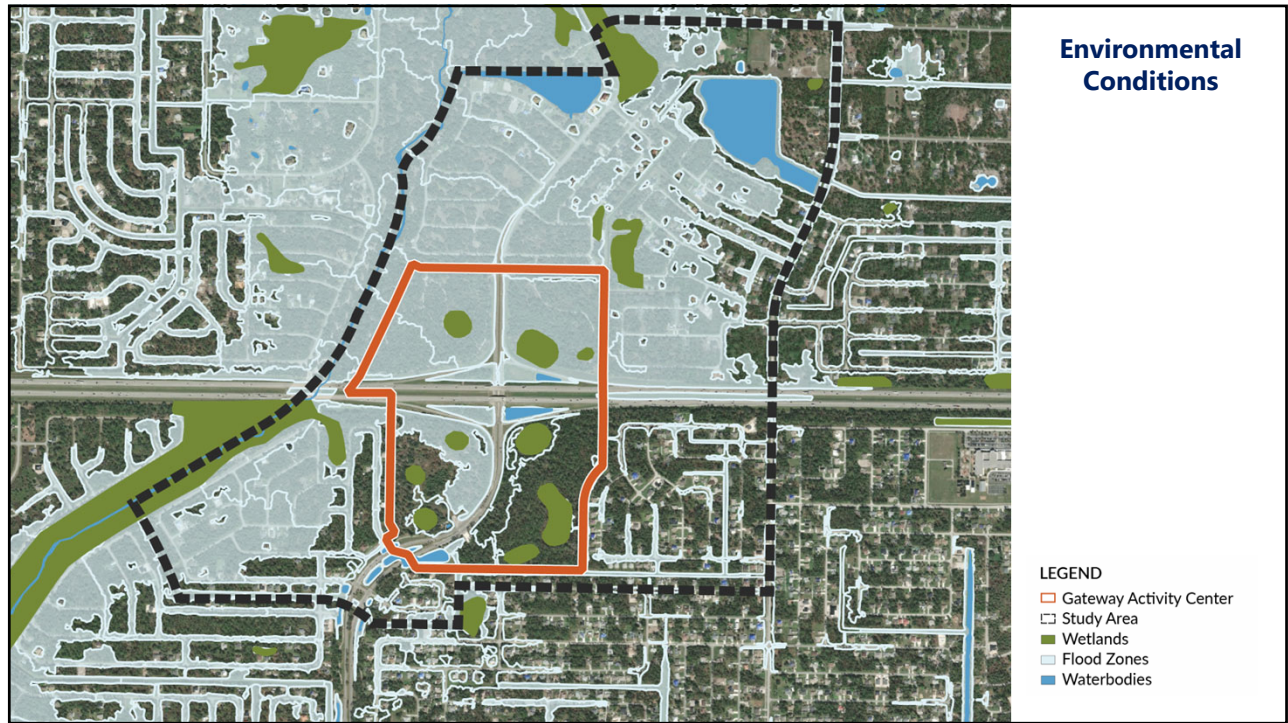
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LAND USE SCENARIOS



17

GUIDING PRINCIPLES



GP 1: Economic Development

1. Develop a land use strategy focusing on mixed-use development that spurs economic development to attract visitors and provide employment, services, and amenities for North Port residents.



GP 2: Placemaking

2. Create a cohesive gateway district vision that establishes a sense of place for North Port residents and welcomes visitors.



GP 3: Transportation

3. Improve multi-modal transportation connectivity and access within and through the Activity Center.



GP 4: Flood Mitigation

4. Reduce flooding risk and mitigate the cumulative stormwater impacts from existing conditions and anticipated development projects.

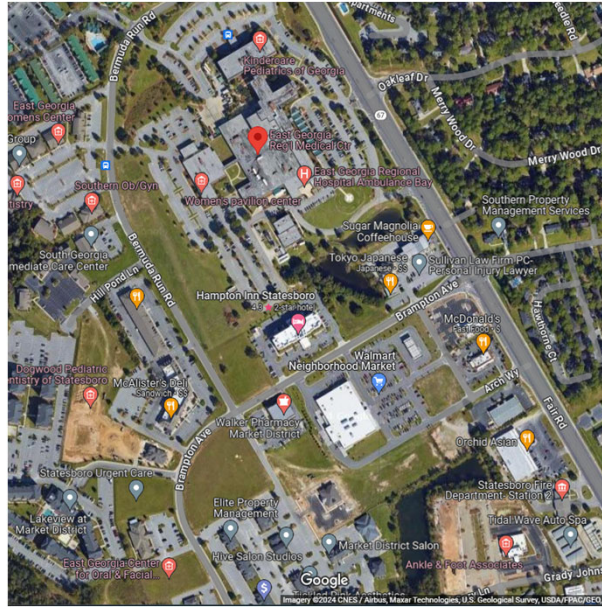


18

HOSPITAL AREA DEVELOPMENT EXAMPLE



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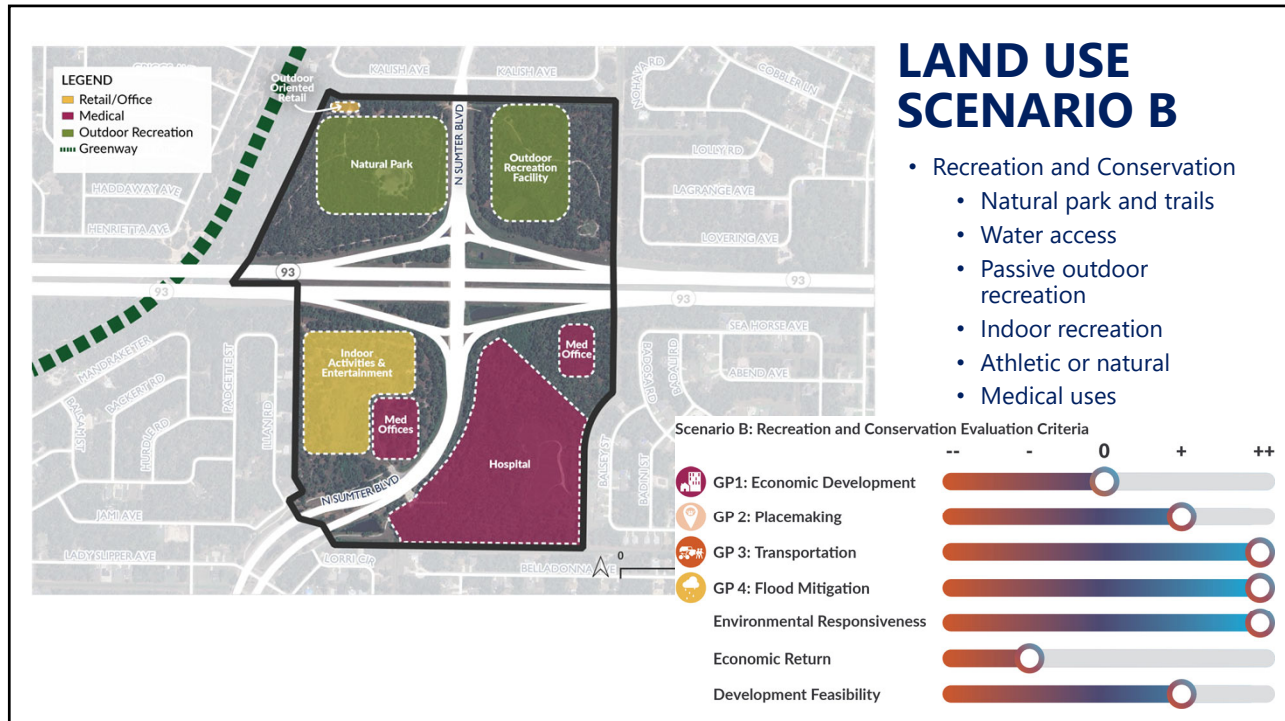


2024

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Scenario Analysis Findings

- Full buildout of activity center – economic development and jobs, but high financial and environmental costs
- Conservation – Lower cost, environmentally responsive, still economic opportunity
- Recommendation: focus on growth south of I-75 and let market response inform the decision north of I-75



23

NEXT STEPS

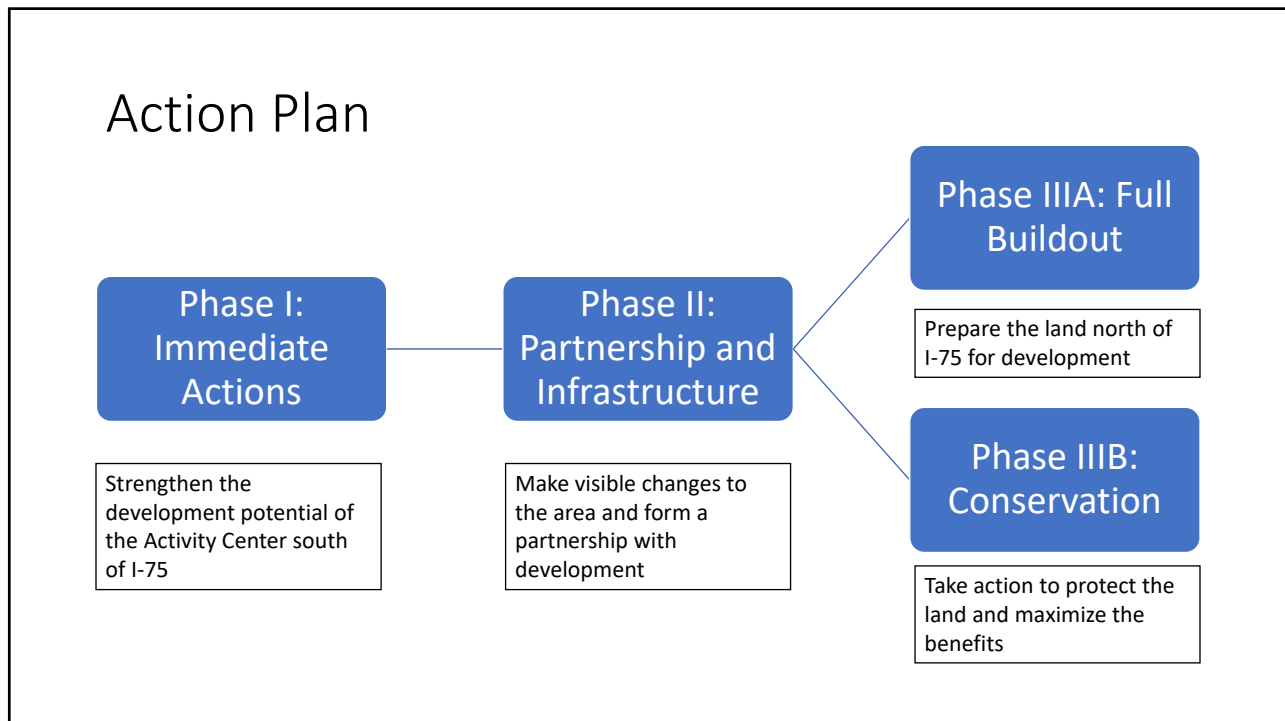


24

MIXED USE CONVERSION

- Assess the viability of the most immediate opportunities for mixed use conversion.
- Expansion and potential assemblage of developable area in the SW quadrant can be achieved in areas not in the flood zone.
- Opportunity for shared stormwater management facilities.
- Development pods can be created.

25



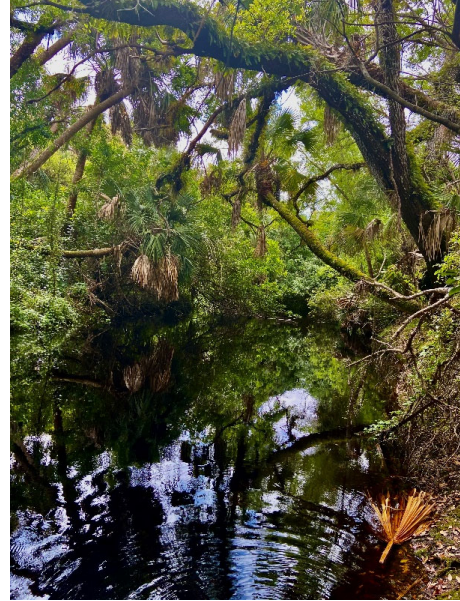
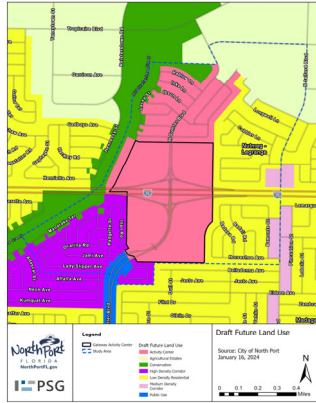
26

Phase I: Immediate Actions

- Avoid and minimize floodplain impacts



- Zoning use change
- Increase stormwater risk mitigation
- Avoid and/or strategically fill to support development



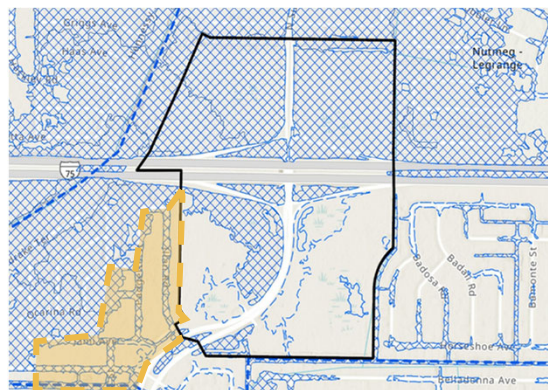
27

Phase I: Immediate Actions

- Strengthen the incentives for development and parcel assembly, with a focus on the southwestern quadrant of the Activity Center and the High-Density Corridor



- Focus on SW quadrant of area.



28

Phase I: Immediate Actions

- Create a conceptual design for a park that doubles as a stormwater mitigation tool



Cascades Park in Tallahassee

Phase I: Immediate Actions

- Apply for state and federal grants to fund infrastructure improvements and stormwater solutions

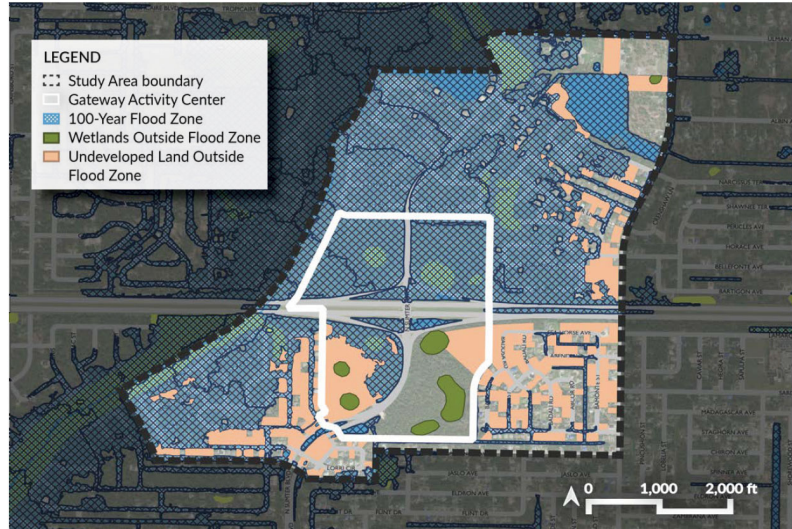


- Master Plan includes sources to seek for funding.

INFRASTRUCTURE AND ECONOMIC DEVELOPMENT GRANT PROGRAM DETAILS			
Program	Agency	Purpose	Timing
Rebuilding American Infrastructure with Sustainability and Equity (RAISE)	US Department of Transportation (DOT)	Grants to support road, rail, and other transit projects, with funding priorities for projects that improve environmental sustainability, economic competitiveness, and quality of life.	Annual grant program. FY2024 application period was held November 2023 - February 2024.
Innovative Finance & Asset Conservation Grant Program	Build America Bureau	This program offers \$100 million in funding over five years to assist public entities in financing and evaluating public-private partnerships and exploring innovative financing and delivery opportunities for Transportation Infrastructure Finance and Innovation Act (TIFIA) eligible projects (roads, bridges, and bicycle and pedestrian infrastructure).	Annual grant program. FY2024 application period is March 2024 - May 2024.
Active Transportation Infrastructure Investment Program (ATIP)	Federal Highway Administration (FHWA)	Grants for projects that will strengthen safety and improve bicycling, walking, and access to public transit in communities across the country. Grants are intended to help communities plan, design, or construct safe and connected active transportation networks such as sidewalks, bike-ways, and trails that connect destinations such as schools, workplaces, businesses, recreation areas and retail facilities within a community or metropolitan region.	Annual grant program. FY2024 application period is March 2024 - June 2024.
Small Cities Community Development Block Grant Program	Florida Department of Economic Opportunity (DEO)	Grants for economic development and community revitalization projects, including infrastructure projects such as water, sewer, and stormwater improvements, street and sidewalk improvements, and park facilities. Grants are administered by the US Department of Housing and Urban Development (HUD).	Annual grant program. FY2022 application period was held March 2023 - May 2023.
Public Works	US Economic Development Administration (EDA)	Grants to help communities revitalize, expand, and upgrade their physical infrastructure for job and wage increases, disaster relief, economic, general local investments, and other development opportunities. Eligible infrastructure projects include water and sewer improvements, broadband, parks and trail development and improvements.	FY2023 application period began March 2023, and is ongoing until the program ends and for all available funds have been expended.
Economic Adjustment Assistance (EAA)	US Economic Development Administration (EDA)	Grants for a wide range of technical planning, public works, and infrastructure assistance. Eligible projects include market and environmental studies, as well as infrastructure improvements such as site acquisition and preparation, and building construction and rehabilitation.	FY2023 application period began March 2023, and is ongoing until the program ends and for all available funds have been expended.
Florida Recreation Development Assistance Program (FRDAP)	Florida Department of Environmental Protection (FDEP)	Grants for acquiring and developing land for public outdoor recreation purposes, including infrastructure improvements related to recreational facilities.	Annual grant program. FY2024 application period was held August 2023 - September 2023.

Phase I: Immediate Actions

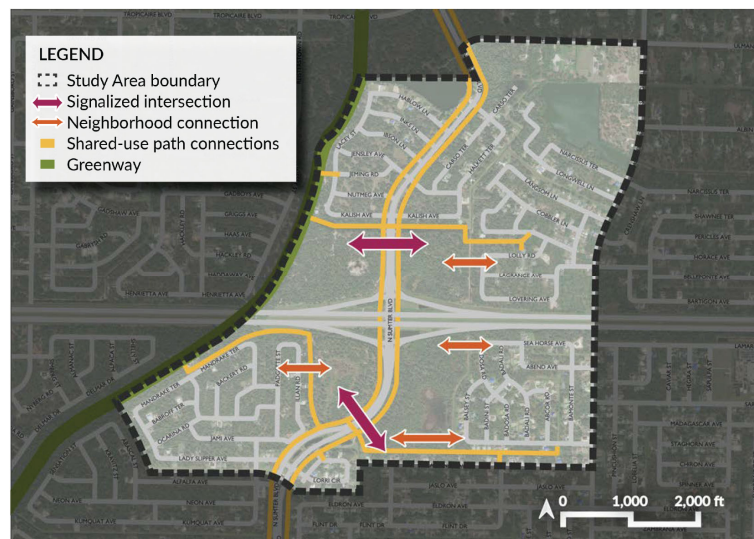
- Prioritize acquisition of areas outside the flood zone and implement distributed stormwater solutions.



31

Phase I: Immediate Actions

- Make a plan for a connected trail network throughout the study area, to be implemented alongside development and stormwater improvements



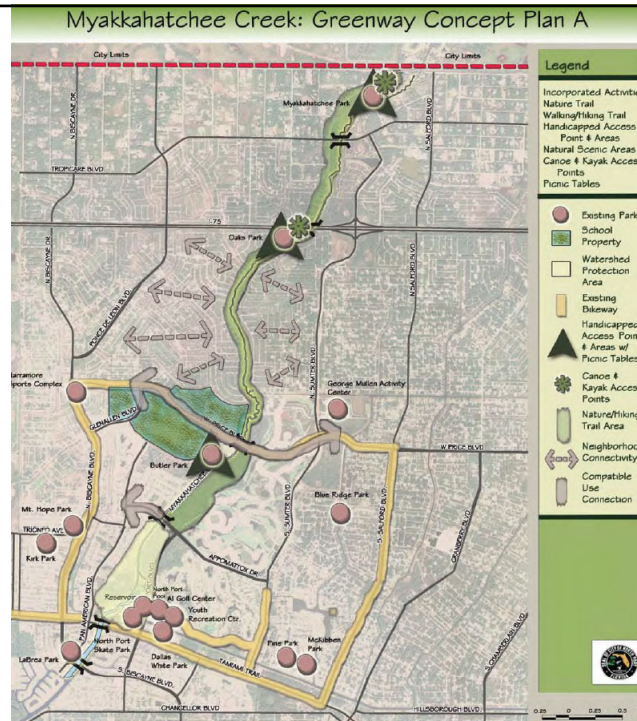
32

Phase I: Immediate Actions

- Conduct a feasibility study for constructing a greenway or a bypass canal along Myakkahatchee Creek.



City of North Port Myakkahatchee Creek Greenway Master Plan, 2007



33

Phase II: Partnership and Infrastructure

- Make Sumter Boulevard a more inviting place for activity by constructing a new gateway treatment (including signage, landscaping, decorative lighting, traffic calming, and other elements) across Sumter Boulevard south of I-75.



34

Phase II: Partnership and Infrastructure

- Construct a signalized intersection at hospital entrance and stub for SW quadrant that is ready for new development.



35

Phase II: Partnership and Infrastructure

- Initiate a partnership for development of the southwest and High-Density Corridor



36

Phase II: Partnership and Infrastructure

- Mitigate impacts with green infrastructure and best management practices



37

Inflection Point

- What level of development has been achieved in the Southwestern quadrant?
- Does the amount of market demand support investing in stormwater solutions north of I-75?

38

Phase IIIA: Full Buildout

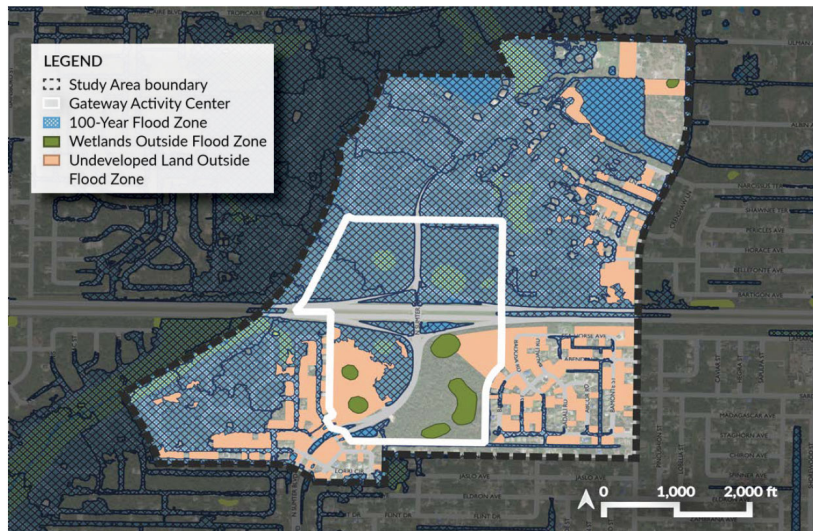
- Implement large-scale floodplain and stormwater management practices



39

Phase IIIA: Full Buildout

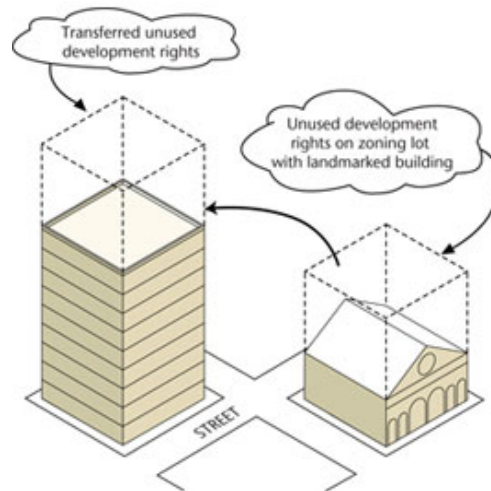
- Establish a definitive plan for water and sewer extension north of I-75



40

Phase IIIB: Conservation and Recreation

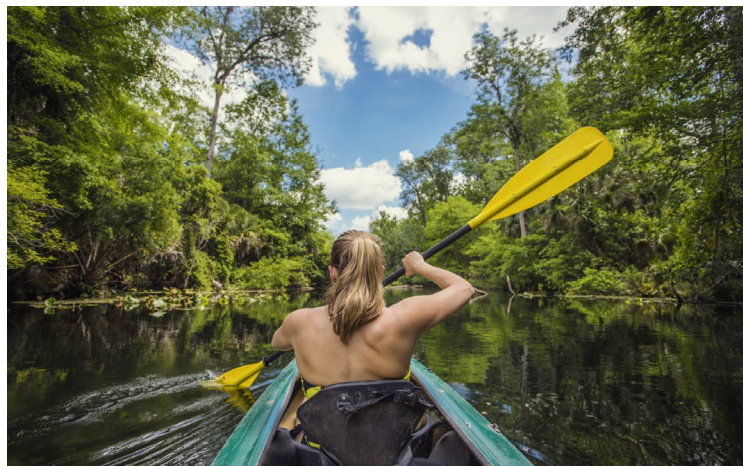
- Pursue transfer of development rights and property purchase to conserve the land north of I-75



41

Phase IIIB: Conservation and Recreation

- Invest in bolstering economic development through eco-tourism



42

REQUESTED ACTION

- We are required to transmit a plan to the State of Florida Department of Economic Opportunity
- Endorse, Endorse with Revisions, Not Endorse with Cause



43



44