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Community Development Department  
Planning & Development Services Division

December 13, 2019

Chelsea Favero, AICP  
Planning Manager  
Forward Pinellas  
310 Court Street  
Clearwater, FL 33756

**Re: City of Largo Proposed 4<sup>th</sup> Ave NW Complete Streets Concept Plan Proposal**

Dear Ms. Favero:

The City of Largo Community Development Department is pleased to submit the attached application for the 4<sup>th</sup> Avenue NW Concept Plan as a candidate project for the Forward Pinellas Complete Streets Program. The 4<sup>th</sup> Avenue NW complete street is a strategic east-west corridor in Largo's downtown that has the potential to connect the Pinellas Trail to Largo High School and support transformative redevelopment in the City's two Community Redevelopment Districts. The first step towards building out this complete street corridor is to conduct a concept plan to determine the appropriate cross section, multimodal and safety treatments and crossing at the CSX train tracks. The project is identified as an unfunded need in the current City of Largo Capital Improvement Plan and a Strategic Plan priority. A successful application for the Forward Pinellas Complete Streets Program funding will ensure that a plan to enhance connectivity for multiple modes of transportation and advance the redevelopment objectives in Downtown Largo moves forward to design and implementation.

The City of Largo considers this project a high priority in terms of establishing the "Community Streets" network envisioned in the 2018 Comprehensive Plan: Forwarding Our Future and the 2017 Strategic Plan as well as providing enhanced connectivity to our Downtown as emphasized in the 2012 Multimodal Plan. The letters of community support from various stakeholders included in the application emphasize the importance of the enhanced and safe connectivity, access to transit and opportunities for recreation that this project will bring.

Thank you for the opportunity to apply for funding assistance to advance this important project. We are excited about the possibility of working collaboratively to accomplish the goals of Complete Streets in the City of Largo and Pinellas County and look forward to the support of Forward Pinellas.

Sincerely,

Richard L. Perez, AICP, FRA-RP  
Planning Manager  
[rperez@largo.com](mailto:rperez@largo.com) | #(727) 586-7490

December 2019 | Concept Planning



Submitted By  
**City of Largo**

Richard Perez, Manager, Planning & Development Division  
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# COMPLETE STREETS

## 4th Avenue NW Concept Plan

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## I PROJECT OVERVIEW

**The City of Largo** is seeking funding assistance for up to \$100,000 for concept planning of a portion of a critical downtown east-west corridor within the West Bay Drive and Clearwater-Largo Road Community Redevelopment Districts. 4th Avenue Northwest is the only continuous right-of-way from Missouri Avenue (ALT US 19) to Clearwater-Largo Road that connects to the Pinellas Trail, between West Bay Drive and Rosery Road. However, the roadway currently lacks connectivity due to the CSX railroad tracks that bifurcates downtown.

The City's Multimodal Plan has two goals for improving a network of complete streets: improving community streets to provide safe and efficient routes from neighborhoods to local destinations; and accommodating growth by improving mobility for all users, especially pedestrians and bicyclists, within constrained rights-of-way that cannot be expanded to accommodate additional automobiles.

The concept planning process will pursue design concepts for the project corridor including a crossing at the CSX tracks, whether at-grade, above or below, at minimum for non-motorized modes (such as bikes and pedestrians). A traffic analysis study will be required prior to starting any design for a full access roadway connection as the traffic distribution would be expected to have significant shift.

The project is one phase of a larger local east-west corridor parallel to and north of West Bay Drive, connecting Pinellas Trail to Largo High School and Largo Central Park; that consists of 4th Avenue NW, Missouri Avenue (ALT US 19) and 1st Avenue NE. See Downtown East Corridor Map Exhibit.



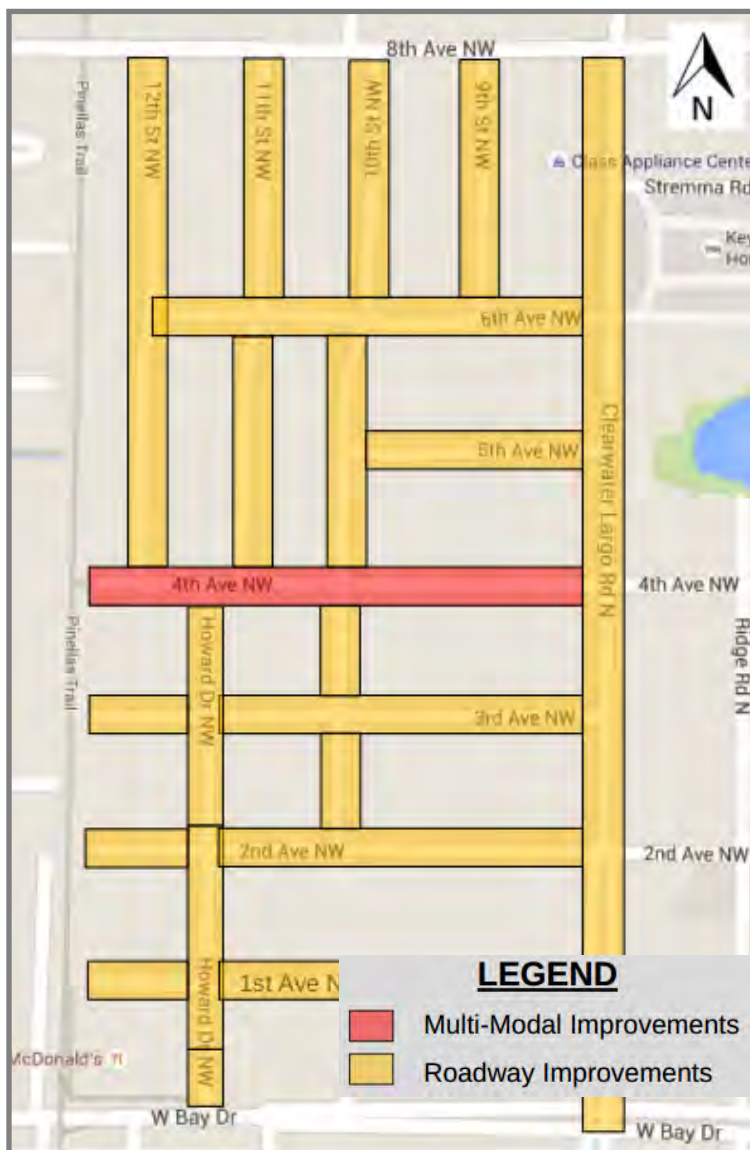
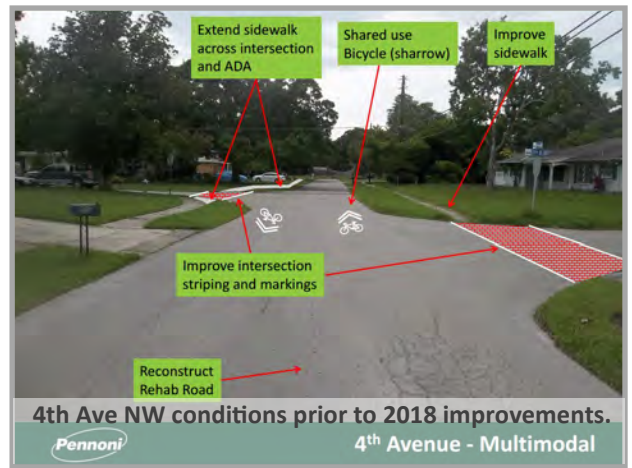
CSX Railway at 4th Ave NW facing east.



Largo High School students walking west 4th Ave NW from school campus in the afternoon.

The Clearwater Largo Road Community Redevelopment District was established in 1996 to transform the area into a vibrant mixed use district. Since 2006, the district has experienced redevelopment spurred by the City's investment in street improvements along the corridor, development incentive programs and a resurgence of investment from business and residential property owners.

Clearwater-Largo Road and 4th Avenue NW are important segments of the City of Largo's Community Street Network. In 2018, the City completed \$3.6 million of investments in the project corridor west of Clearwater Largo Road to improve the conditions of the overall roadway network. The project included bringing the roadway conditions up to standards for pavement and curbs, sidewalks, bicycle facilities, intersection improvements, street trees, stormwater and traffic calming for the neighborhoods between West Bay Drive and Mehlenbacher Road and the Pinellas Trail to Clearwater Largo Road. A strategic component of the project was the construction of an 8 foot concrete path along the north side of 4th Avenue NW and a new Pinellas Trail connection. These improvements establish a multimodal roadway cross section that can be carried thorough the project corridor to Missouri Avenue.

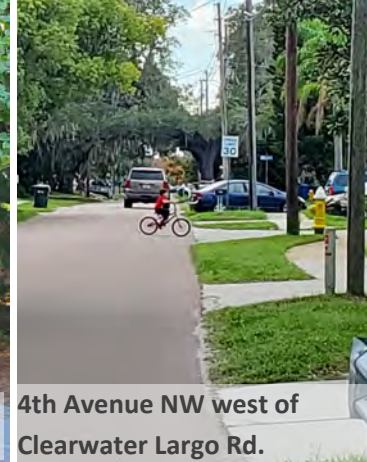




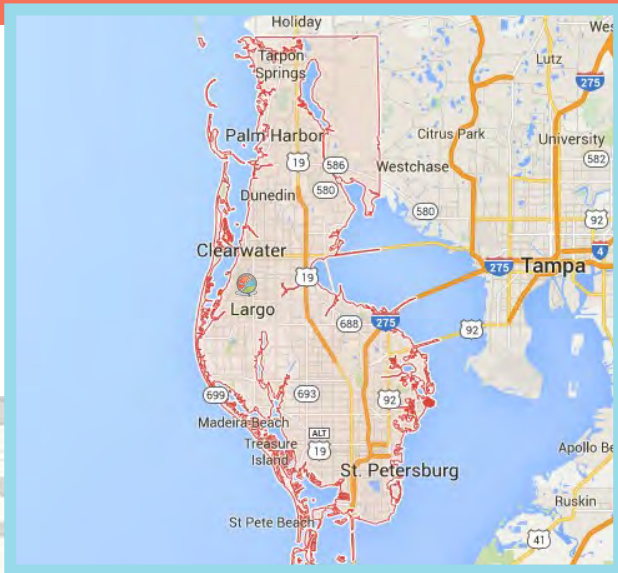
Trail access, 8ft sidewalk, crosswalk and sharrow on 4th Ave NW west of Clearwater Largo Rd.



CSX railway at 4th Ave NW facing west.

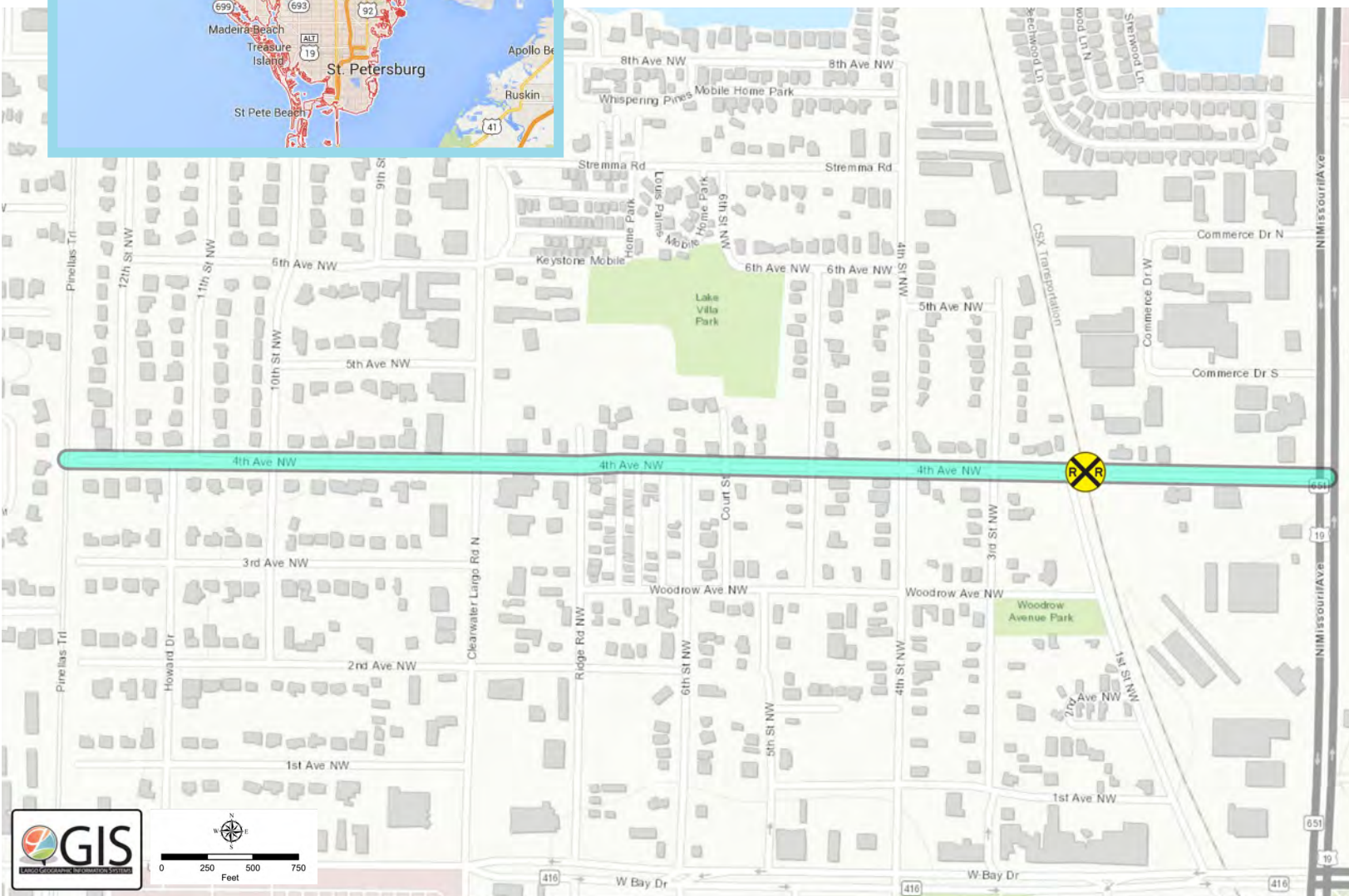


4th Avenue NW west of Clearwater Largo Rd.



# LOCATION

The proposed Complete Street Concept Plan will address 4th Avenue NW from Pinellas Trail to Missouri Avenue (ALT US 19). The project length is 0.79 miles.



A black and white photograph of a residential street. The street is lined with trees and foliage. On the left side, there are several trash bins. In the distance, a person is walking on the sidewalk. The image is used as a background for a report cover.

# **| PROJECT INFORMATION**

## **EXISTING CONDITIONS**



## a

### Sidewalks:

- This 0.79 mile roadway segment is categorized as a local road but has a designated future right-of-way consistent with that of a minor collector. The roadway is intersected by the CSX rail line, currently restricting pedestrians from crossing over the tracks, though it is regularly used by pedestrians as a cut through. There is existing sidewalk coverage on both sides of 4th Avenue NW along the entire corridor west of the CSX tracks, with an 8-ft sidewalk and enhanced crossings on the north side between Clearwater-Largo Road and the Pinellas Trail. Throughout the remainder of the corridor existing sidewalks vary between 4ft and 5ft. There is only partial sidewalk coverage on 4th Avenue NW east of the CSX tracks.
- In 2019, the City completed construction of the connection to the Pinellas Trail, sidewalk improvements with enhanced crossings on the north side of 4th Avenue NW and bicycle shared lane markings between Pinellas Trail and Clearwater-Largo Rod.

## b

### Bicycle Facilities:

Bicycle shared lane markings are located between the Pinellas Trail and Clearwater-Largo Road.

## c

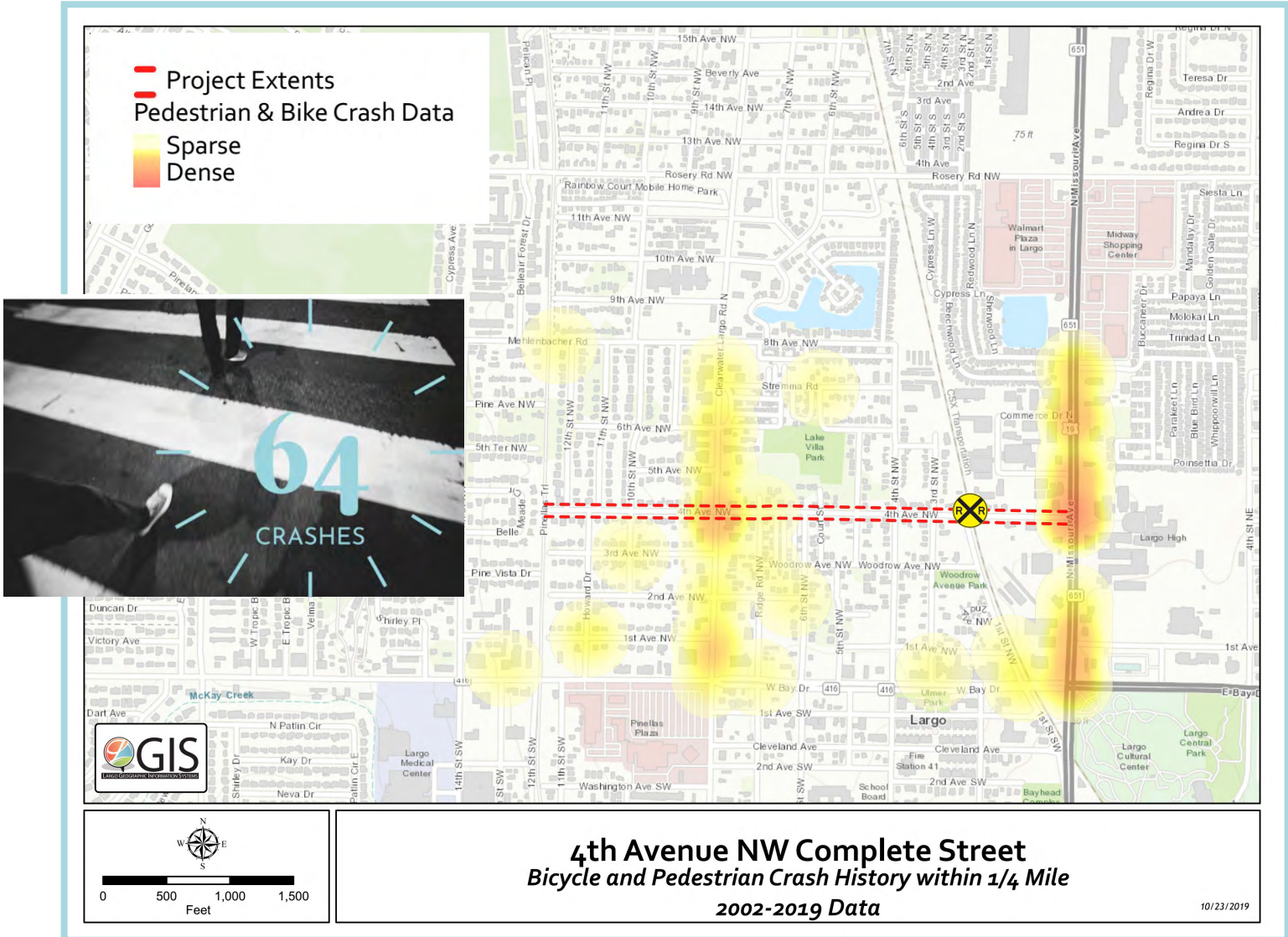
### Sidewalks and/or Bicycle Facilities along an intersecting roadway segment that truncate at the project limits:

The project abuts and connects to the Pinellas Trail. The City completed construction of a trail connection from 4th Avenue NW in 2018.

## d

### Safety Concerns:

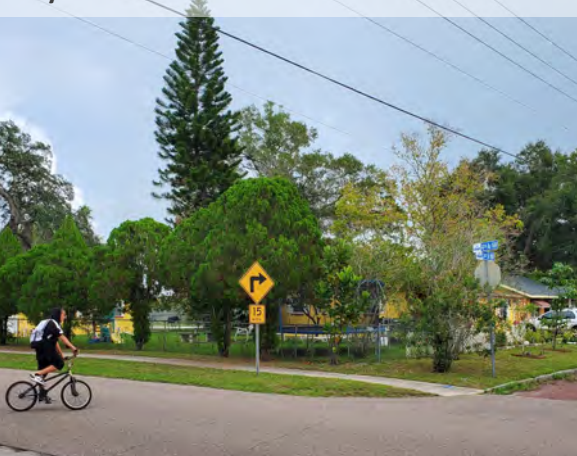
Analysis of crash data within the project area from 2002 to 2019 reveals a pattern of high crash incidents along Missouri Avenue and Clearwater-Largo Road. See Bicycle and Pedestrian Crash History Map.



In total 64 bicycle and pedestrian crashes have been reported in the project area. Fifteen of the incidents happened within the last 5 years. Four incidents occurred along 4th Avenue NW; two of which were at or near the intersection of Clearwater-Largo Road in the last 3 years.

While the CSX right-of-way is a barrier to a connected 4th Avenue NW, it has been observed that pedestrians are regularly crossing the train tracks. On a recent field visit at the time of Largo High School student dismissal, staff documented about a dozen students leaving the school campus and crossing the train tracks heading west towards the residential areas on the other side. The demand for access is apparent despite the lack of appropriate crossing improvements and treatments which raises concern for safety.

**Bicyclist on 4th Ave NW.**



**Pedestrian at 4th Ave NW and CSX railway.**



**Bicyclists in the 4th Ave NW project corridor.**



# e Existing & Proposed Transit

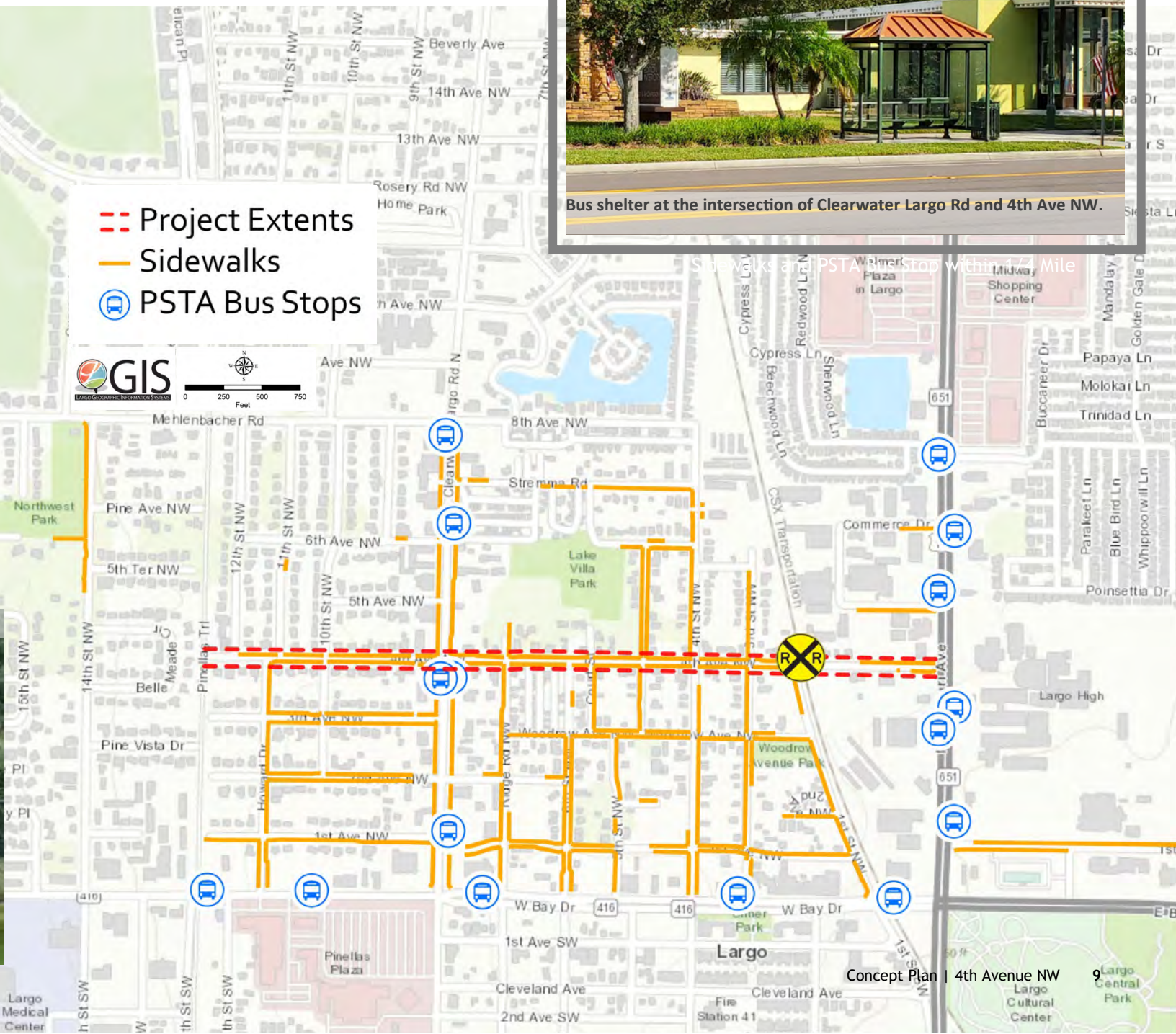
There are no existing bus routes that run along 4th Avenue NW. Existing routes do run along Clearwater-Largo Road and Missouri Avenue. Bus stops for those routes are located within 400 feet of the 4th Avenue NW intersections. The bus stops closest to 4th Avenue NW on Clearwater-Largo Road are enhanced bus shelters with bicycle racks. Route connections include Routes 18, 52, 61, and 98.

PSTA route frequencies are as follows:

- Route 18 (Missouri Ave.) - 20min Peak / 30min Off
- Route 52 (Clearwater-Largo Rd) - 30min
- Route 61 (Missouri Ave) - 30min Peak / 1hr Off
- Route 98 (Clearwater-Largo Rd) - 30-35min



Bus shelter at the intersection of Clearwater Largo Rd and 4th Ave NW.

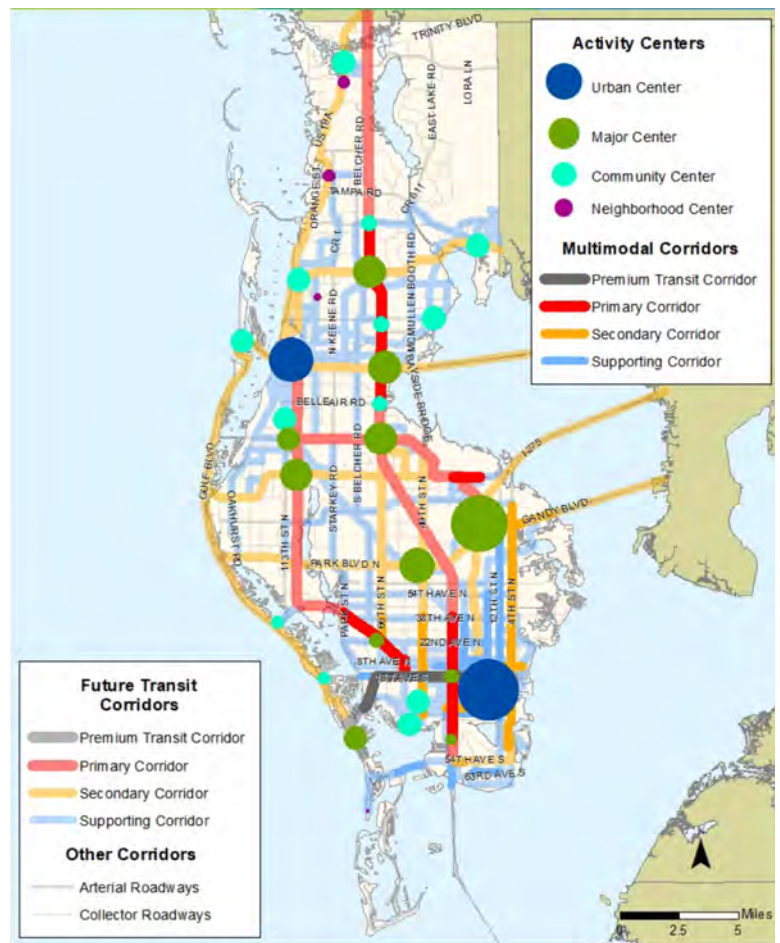


## f Access/Connections to Activity Centers or Multimodal Corridors

The 4th Avenue NW corridor lies within or forms the boundary of the Clearwater-Largo Road CRD and West Bay Drive CRD which are identified on the Land Use Strategy Map as a major and community activity center. Also within or transecting the Activity Centers are Primary Multimodal Corridors (Missouri Avenue, West Bay Drive and Clearwater-Largo Road). The largely residential 4th Avenue NW corridor intersects commercial land uses at Clearwater-Largo Road and Missouri Avenue N. See the Activity Centers and Special Corridors Map Exhibit.

## g Community Redevelopment Agency

The 4th Avenue NW corridor lies within or forms the boundary of the Clearwater-Largo Road Community Redevelopment District (CRD) and the West Bay Drive CRD. See CRA District Map Exhibit.



## h Economic Development and Redevelopment Strategy

The project will create a local east-west alternative to West Bay Drive and Rosery Road that connect the Pinellas Trail to Largo High School and Largo Central Park. Establishing a crossing at the CSX train tracks will repair a truncated grid network that would further support the redevelopment of downtown with a mix of uses and higher densities that are supportive of multiple modes of transportation. The project will result in enhanced connectivity that will support economic development, enhanced local mobility, emergency vehicle access and other growth opportunities in Largo's redevelopment area.

The project supports the City's Strategic Plan, Comprehensive Plan, and Community Redevelopment Plans. Some of the specific plan goals and objectives that this project supports are:



Mid-block crossing on Clearwater Largo Rd near 4th Ave NW.



Bus transit on Clearwater Largo Rd within project corridor.

## CITY OF LARGO STRATEGIC PLAN

### PUBLIC HEALTH AND SAFETY FOCUS AREA

**Initiative #2** — Build a Community of Safe & Healthy Neighborhoods

**Goal 4:** Develop a multimodal street, trail, and sidewalk network that provides interconnected transportation options to residents.

### COMMUNITY PRIDE FOCUS AREA

**Initiative #1** — Develop an Active & Interconnected Downtown

**Goal 3:** Create connections between downtown Largo and employment, education, and recreational hubs that promote the area as one district.



## CITY OF LARGO COMPREHENSIVE PLAN

### FUTURE LAND USE ELEMENT

**Goal 3:** Plan for active living to provide residents with safe, convenient, and interconnected mobility options within neighborhoods, corridors, centers and other special area districts.

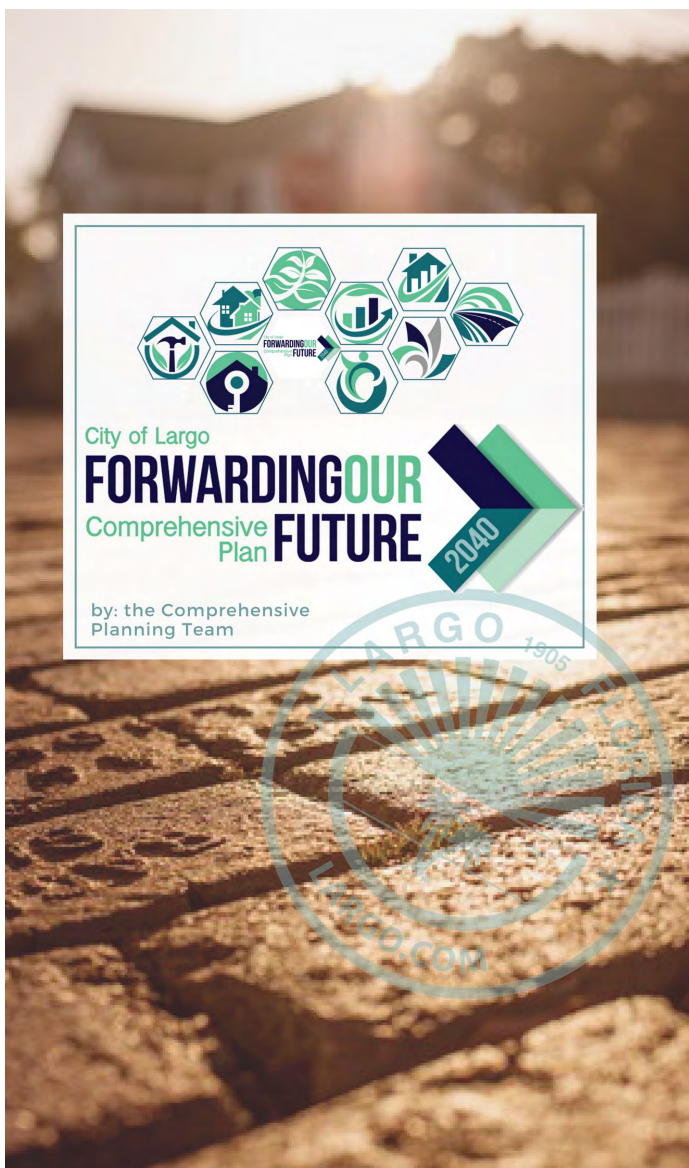
### ECONOMIC DEVELOPMENT ELEMENT

**Objective 3.1:** Promote redevelopment of the Community Redevelopment Districts, Multimodal Corridors, and Activity Centers that will help create unique vibrant places that have a mix of uses, promotes walkability connectivity and enhances the overall viability.

## CLEARWATER-LARGO ROAD COMMUNITY REDEVELOPMENT PLAN

### MOBILITY

**Goal 3:** Create a multi-modal transportation system that reduces the dominance of the automobile in the district by providing appropriate parking, mass transit options, and a safe, pedestrian friendly environment.



## DOWNTOWN MULTIMODAL PLAN GOALS

- Provide increased transportation capacity through multimodal improvements.
- Build upon the Community Streets system with new connections that promote bicycle and pedestrian travel.

### Street Lighting:

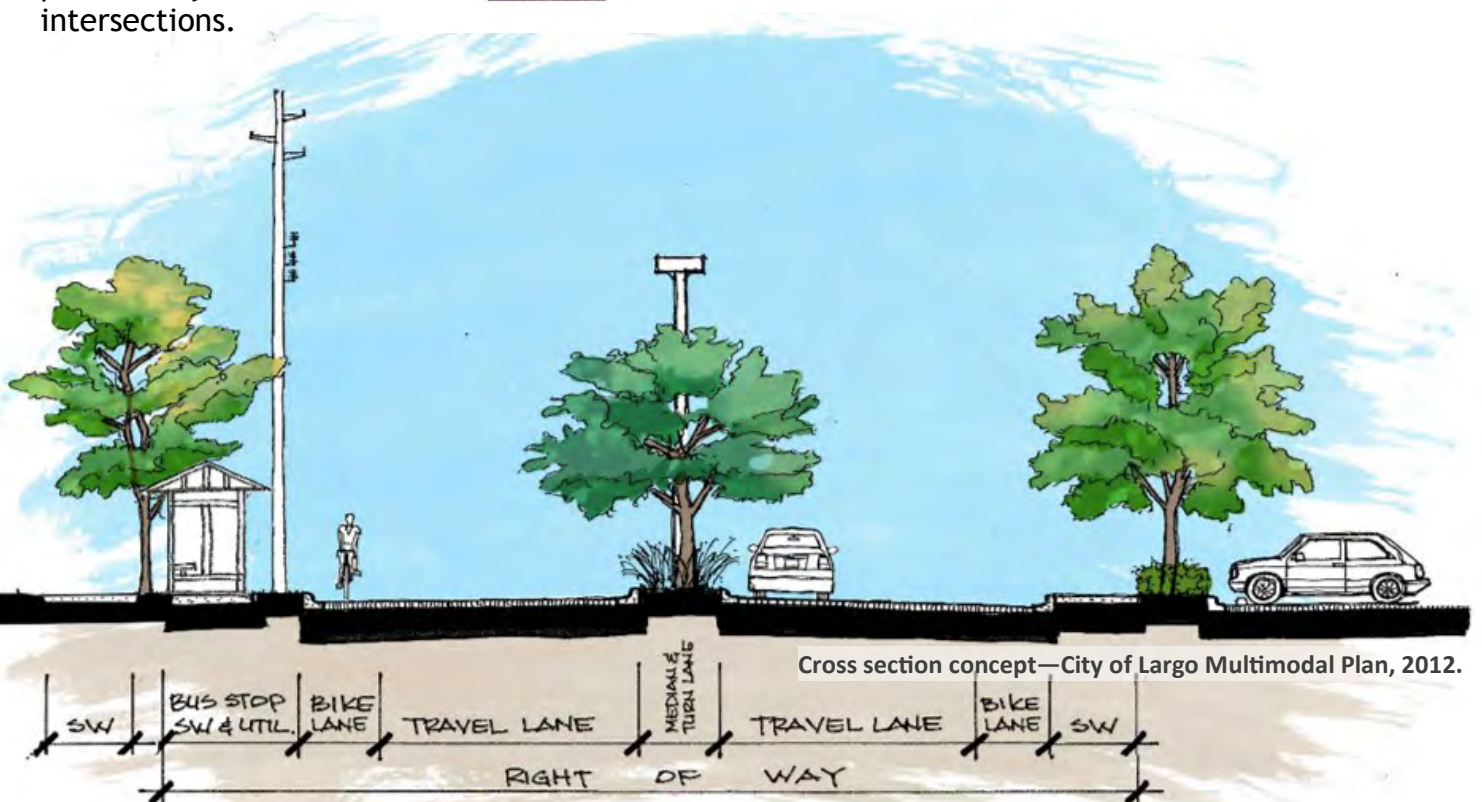
Public street lighting, in the form of cobra-head style lights mounted on power line poles, is regularly spaced throughout the corridor. The concept plan process will evaluate lighting gaps and potential alternatives for safety and aesthetic enhancements, particularly at intersections.



Rendering of multimodal improvements on Rosery Rd by Pennoni, Inc.



Rendering of crosswalk enhancements by Pennoni, Inc.





## 2 | PROJECT BUDGET

The following is a summary of the construction costs for the key project components of:

Project Component	Cost Estimate
<b>Project Kick Off</b>	\$12,000
Project Management Plan Development Documentation of Existing Conditions* Review of Existing Plans Public Engagement Plan Development*	
<b>Data Collection, Analysis &amp; Discovery</b>	\$26,000
Traffic Counts* Other Data Collection Data Analysis Field Review of Existing Conditions Key Stakeholder Engagement* Feasibility Analysis	
<b>Preliminary Design Concepts &amp; Evaluation Criteria</b>	\$40,000
Preliminary Design Concepts and Evaluation Criteria Preparation Community Input Meeting* Incorporation of Community Input Presentation of Preliminary Design Concepts	
<b>Updated Design Concepts &amp; Decision Making</b>	\$30,000
Design Concept Update Community Input Meeting* Key Stakeholder Follow Up Action Plan Document Development Presentation to City Commission/Forward Pinellas	
<b>Outreach &amp; Coordination</b>	\$12,000
Project Branding* Project Communications Development & Distribution* Agency Review Coordination*	
<b>TOTAL PROJECT COST</b>	<b>\$120,000</b>

\*Primarily performed by City staff.

City of Largo staff would provide in-kind services and products in the amount of approximately \$20,000, including, but not limited to:

- ☐ Hosting and updating the project webpage
- ☐ Coordinating and conducting stakeholder engagement and community input meetings
- ☐ Hosting online public input through Let Us Know Largo (MindMixer)
- ☐ Assisting with the development and delivery of presentations
- ☐ Data collection such as traffic counts
- ☐ Analysis of public comments

#### Funding:

Forward Pinellas Funds	<u>\$100,000</u>	+	Local	<u>\$ 20,000</u>	=	Total	<u>\$120,000</u>
Forward Pinellas Funds	<u>83%</u>	+	Local	<u>17%</u>	=	Total	<u>100%</u>

In the event a lesser amount is available for this proposal, the project would be able to proceed with a minimum allocation of \$50,000.

# | **MULTIPLE TRAVEL MODES**

Photo Courtesy Nicolas Bačkal



### 3. WALKING, BICYCLING & TRANSIT USE

The improvements will extend or restore the service life of the roadway and increase driver safety and comfort. Investments in pedestrian and bicycle improvements along these roadways will not only serve to expand transportation options for residents of the City, but also will serve to reduce the number of bicycle and pedestrian-related accidents that occur along these streets. Sidewalk repairs will meet current ADA standards and will improve pedestrian safety and mobility. Additionally, multi-modal improvements will fill in sidewalk gaps along 4th Ave NW per the City's Multi-Modal plan and improve bicyclist safety and mobility. This project will include coordination with CSX to evaluate and construct a pedestrian crossing over the existing CSX railway.

The 4th Avenue NW corridor is a Community Street from the Pinellas Trail to the CSX crossing and is within the Downtown Urban Trail Corridor. The corridor is intersected by the CSX rail line which currently restricts pedestrians from crossing over the tracks, though it is regularly used by locals as a cut through. The project seeks to provide an uninterrupted connection between Pinellas Trail and Missouri Ave with new CSX crossing, enhanced sidewalks on both sides of the street, bicycle facilities, and installation of enhanced pedestrian/bicycle crossing treatments.

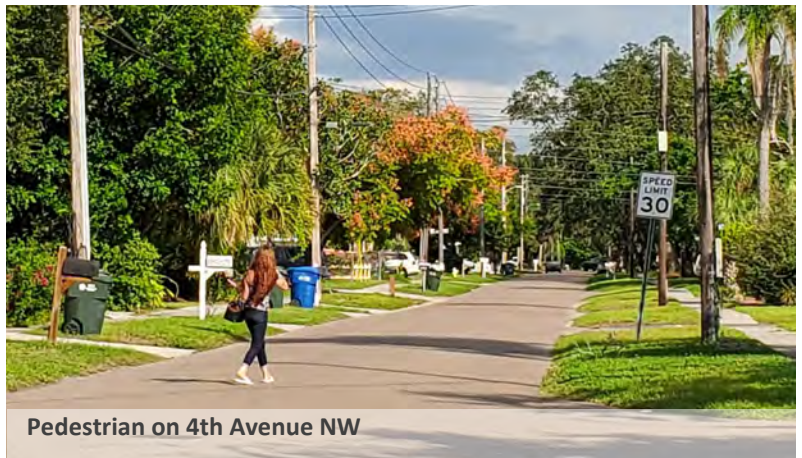
The project is within ½ mile of Largo High School, Ulmer Park, Woodrow Park, Lake Villa Park, Largo Municipal Cemetery, Largo Medical Center, and HealthSouth Rehabilitation Hospital; it is within 1 mile of Largo Central Park, Largo Cultural Center, Bayhead Park, John S. Taylor Park, Mildred Helms Elementary School, and the Clearwater-Largo Road activity center. Additionally, the corridor is a short bike ride from Downtown Clearwater (3 miles).



4th Ave NW multimodal improvements west of Clearwater Largo Rd.



Pinellas Trail access at 4th Avenue NW completed in 2018.



Pedestrian on 4th Avenue NW



Students walking west on 4th Ave NW from Largo High School campus.



# | LOCAL PLANNING EFFORTS

Photo Courtesy CLR-CRD Plan

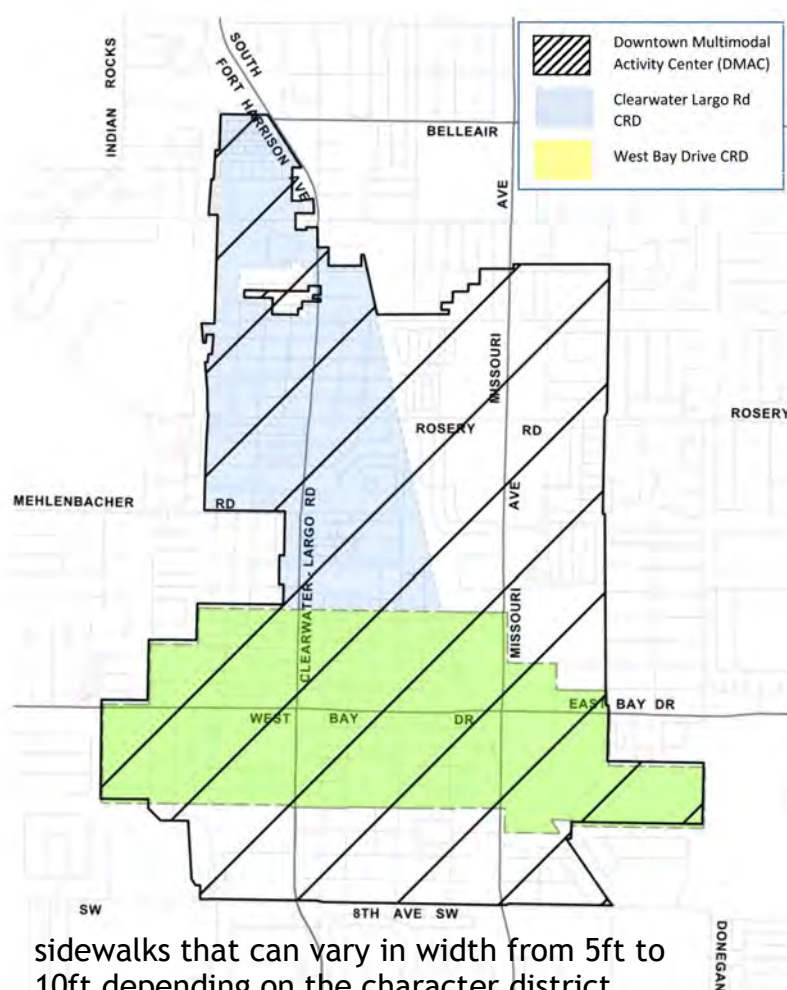


## 4. SUPPORTIVE OF MULTIMODAL TRANSPORTATION IMPROVEMENTS

### DOWNTOWN MULTIMODAL ACTIVITY CENTER (DMAC)

The 4<sup>th</sup> Avenue NW project corridor is located within the Downtown Multimodal Activity Center (DMAC). The DMAC places emphasis on development that supports the use of multiple forms of transportation, leading to a reduction in automobile use and is supported by a multimodal plan that identifies multimodal projects throughout the Activity Center. Within the DMAC are the City's two Community Redevelopment Districts (CRDs), West Bay Drive CRD and Clearwater-Largo Road CRD, each with their own redevelopment plan. The Plans work to cultivate the unique attributes of each district to foster a distinct sense of place and community identity. The Plans also designate allowable land uses, development standards, and design standards to provide a context for future development in the districts. To facilitate implementation of the Plans, specific strategies, including density and intensity bonuses, affordable housing incentives, economic development incentives, and public infrastructure investments, are specified. The strategies leverage public investments and public-private partnerships to achieve pedestrian-oriented, mixed-use development that supports economic and neighborhood revitalization.

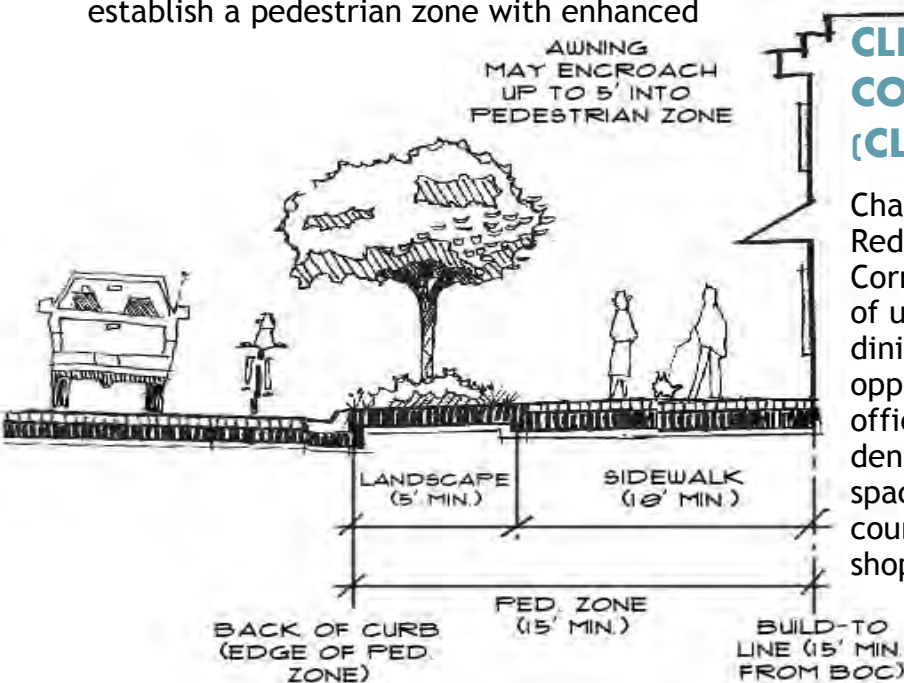
All redevelopment with the DMAC is required to establish a pedestrian zone with enhanced



sidewalks that can vary in width from 5ft to 10ft depending on the character district, landscaping that creates a row of street trees and a build-to-line that makes allowances for awnings and other architectural features to protrude into the pedestrian zone. Furthermore, well-defined, safe pedestrian access is required between building entrances and public sidewalks, transit stops, parking facilities, external sidewalks, and outparcel buildings.

### CLEARWATER-LARGO ROAD COMMUNITY REDEVELOPMENT (CLR-CRD) PLAN

Character Districts within the Community Redevelopment Districts such Mixed-Use Corridor (MUC) allows and encourages a mix of uses with active ground floor uses such as dining, entertainment and shopping opportunities at the pedestrian level, with offices and residences above, at urban densities and intensities. Provision of public spaces such as pedestrian plazas and courtyards is encouraged to promote shopping, social interaction, and pedestrian





activity. In the West Bay Drive Redevelopment District MUC requires multi-story buildings, mixed-use development, and active first floor uses facing primary transportation corridors. Both redevelopment districts allow for density bonuses for the provision of affordable housing.

Parking requirements for the City of Largo establishes both minimum and maximum parking spaces to be provided. The parking requirements may be offset by alternatives such as providing cross-access for pedestrian bikeway circulation as part of an overall system; Participation by business owners in a shuttle bus service system; the provision of bicycle parking above and beyond the minimum requirement; or integration of transit facilities in the site plan.

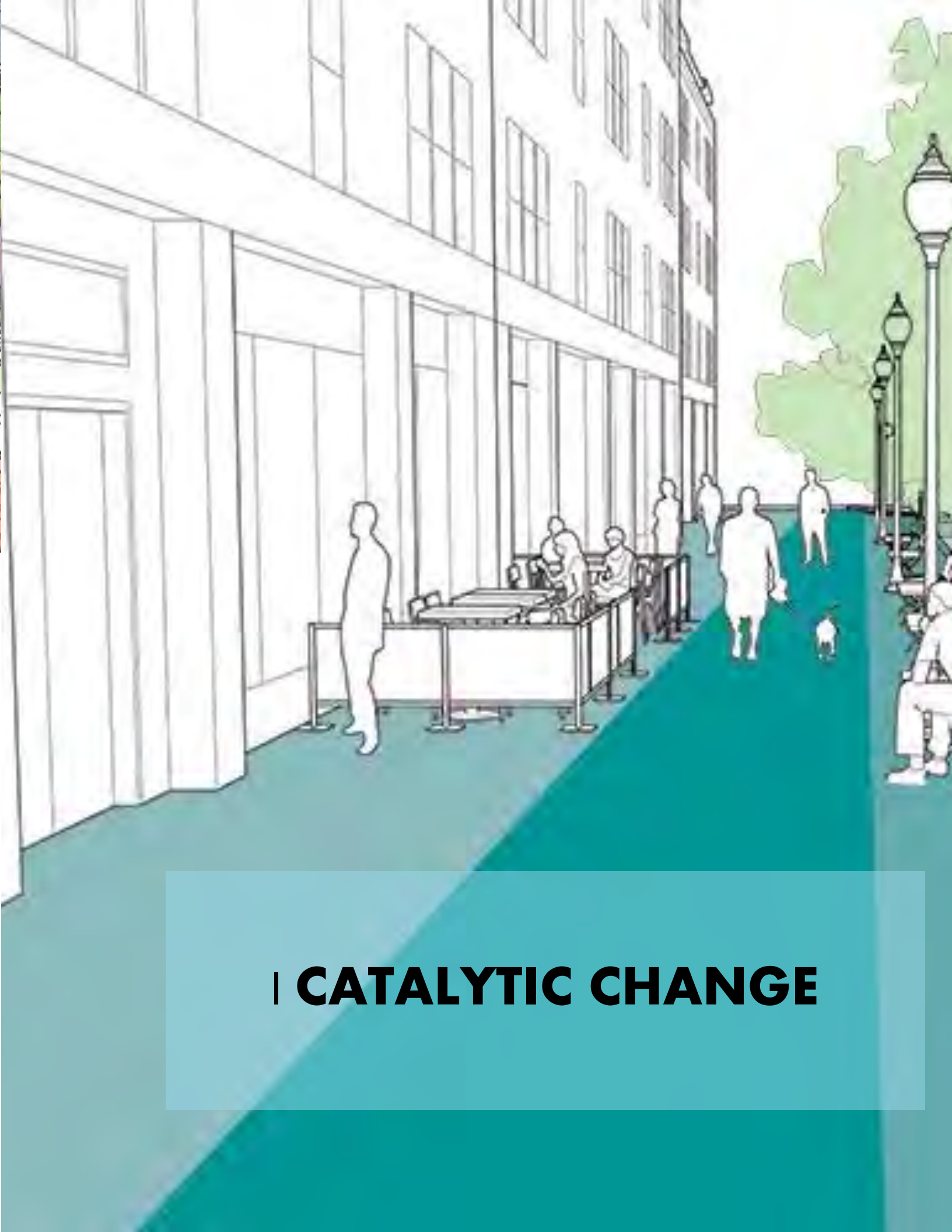


## 5 | PROJECT SCHEDULE

The project is anticipated to take approximately 365 days and will conclude by no later than July 1, 2021. The table below is the project duration of each of the project tasks and can be initiated upon the award of the Forward Pinellas funding.

PROJECT PHASE	Spring 2020	Summer 2020	Fall 2020	Winter 2020	Spring 2020	Summer 2020
Grant Award /Consultant Selection						
Kickoff/Discovery						
Outreach						
Design Concepts						
Plan Document						
Adoption & Follow Up						

Improvements to 4th Avenue NW are currently in the 2019-2023 CIP as an unfunded need with a projected preliminary cost estimate for FY2024 of \$733,000 excluding the cost for a potential CSX crossing.



**| CATALYTIC CHANGE**

## 6. VACANT PROPERTIES

According to an analysis of current Pinellas County Property Appraiser data for the area within ¼ mile from the project centerline, approximately 7% of the property is vacant.

## BENEFITS FROM COMPLETE STREETS

## 7. UNDERDEVELOPED | UNDERUTILIZED PARCELS

The CSX railroad has historically shaped the development of the roadway network and is a challenge to establishing a bicycle/pedestrian route between Missouri Avenue (Alt US 19) and Clearwater-Largo Road. Furthermore, the lack of connectivity is a barrier to accessing transit routes on Missouri Avenue for persons living and/or working west of the railroad tracks.

4<sup>th</sup> Avenue NW runs along the boundary of the City's two redevelopment districts, Clearwater Largo Road to the north and West Bay Drive to the south. The parcels along the corridor are underdeveloped or underutilized compared with the densities and intensities allowed within each of the community redevelopment districts. With the exception of a recently cleared mobile home park in preparation of redevelopment, there are predominately existing single family homes fronting the 4<sup>th</sup> Avenue NW corridor between the major north-south arterials that intersect it. At the intersection with Clearwater Largo Road there is a mix of office and retail uses and at the

intersection with Missouri Avenue institutional and commercial uses. Within the quarter mile are of the project corridor there is a greater mix of uses and residential housing types, including single family, multifamily and mobile home.

The City is currently engaged with seven different redevelopment sites at various phases of the development process that would benefit from a future complete street improvement that enhances connectivity and encourages multimodal transportation. At the time of redevelopment, the City can leverage the development standards, the multimodal level of service, multimodal impact fee credits and mitigation of the impacts of higher density and intensity of development to include new local through roads and/or bicycle-pedestrian pathways to connect to the existing network. The projects range from larger high density, mixed used or residential multi-family to smaller scale, incremental redevelopment and infill. The following summaries describe some of the redevelopment projects that complete street improvements would benefit:

### The Blue Sky Mobile Home Park Redevelopment Site

The 2.89 acre site located on 4<sup>th</sup> Avenue NW is designated City Home District in the West Bay Drive CRD. The site has a redevelopment potential of 43 units at the base density of 15 units per acre, but can achieve up 115 units total with density bonuses. The property, recently acquired by Square Peg Development LCC, undergoing relocation and demolition.





### West Bay Lofts Mixed Use

The 2.76 acre project encompasses almost two entire downtown city blocks on West Bay Drive less than 0.25 miles from 4<sup>th</sup> Avenue NW. The project is approved for 126 apartment units above 37, 953 sf of ground floor commercial with structured parking.

### West Bay Townhomes

The 0.79 acre site consists of a city block on the south side of West Bay Drive about 0.25 miles from 4<sup>th</sup> Avenue. In 2019, the site was consolidated by a private developer with the acquisition of a single parcel that the City owned. Sixteen 4-story townhomes with rooftop patios are currently proposed for development.

### Former Schiller University Site

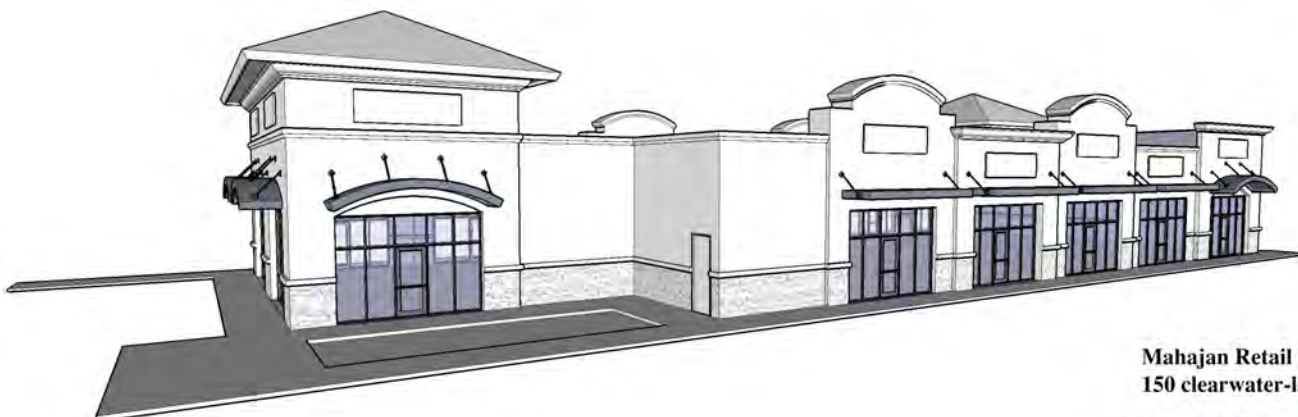
The former Schiller University site is 2.52 acres and designated Mixed Use Corridor in the West

Bay Drive Plan. The City is currently negotiating a development agreement with Arlis Construction USA, LLC a multi-story, mixed-use development with the potential for up to 50 units per acres, 3.0 FAR and maximum height of 8 stories.

### Largo Square Mixed Use Office/ Retail Phase II

The 1.1 acre site on Clearwater Largo Road is designated Mixed Use Corridor and received approval for a mixed use site plan in 2009. The first phase of 6,008 sf of office has since been constructed. The property owner is currently seeking approval for construction of the second phase consisting of an 8,414 sf retail building.

See the Redevelopment Opportunities Map Exhibit for all seven projects.



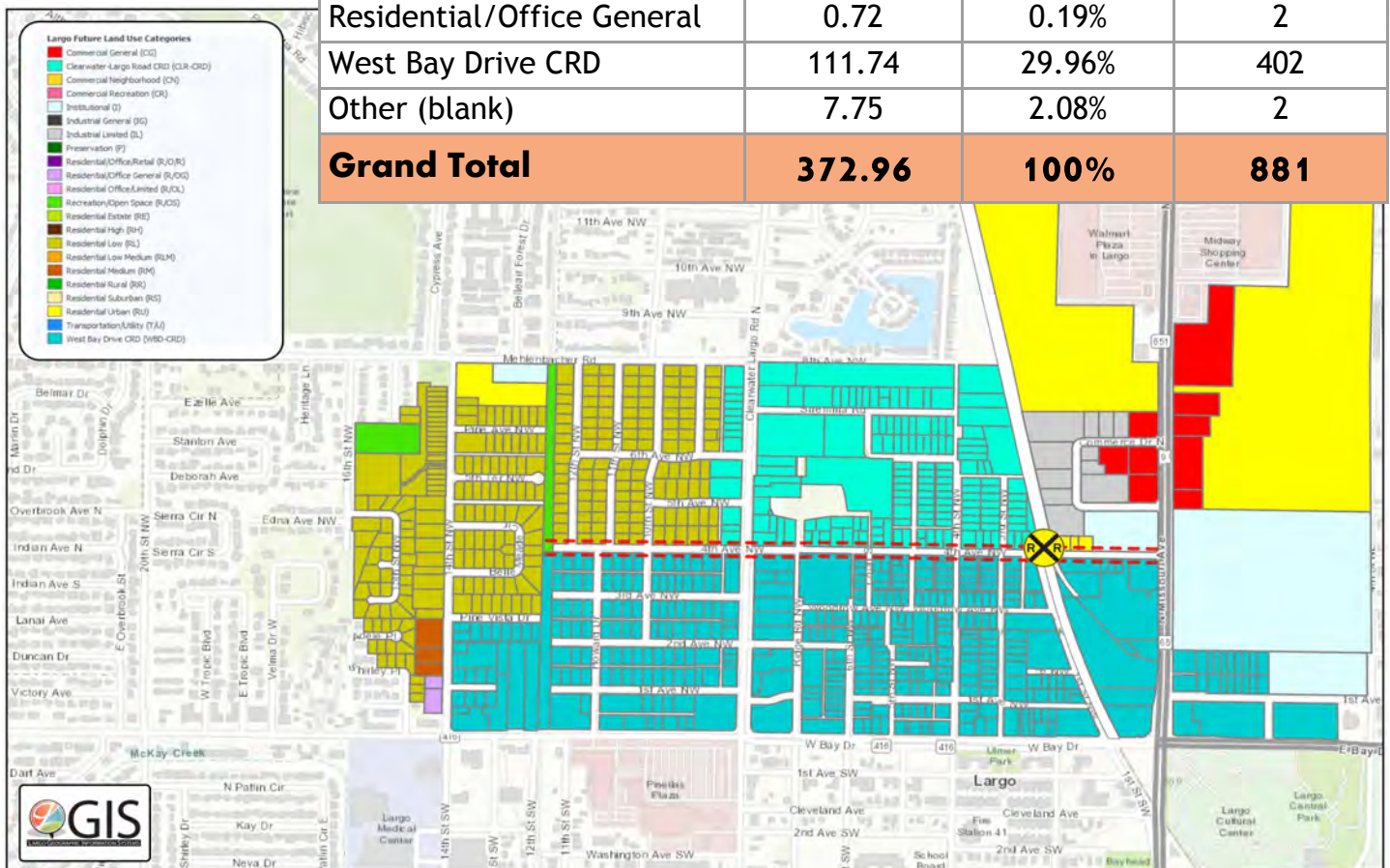
Mahajan Retail Office  
150 clearwater-largo road

## 8. FUTURE LAND USE

The largely residential corridor, consisting of a mix of small lot single-family, multi-family and mobile home parks, intersects mixed-use commercial and institutional land uses at Clearwater -Largo Road and Missouri Avenue N and connects to Largo High School and transit stops on Clearwater Largo Road and Missouri Avenue.

Character District	Acres	Percentage
City Home	26.10	16.32%
MUC	72.65	45.43%
NR	44.12	3.28%
Inst	5.24	3.28%
RM	0.94	0.59%
R/OS	4.41	2.76%
Other	6.45	4.03%
<b>Grand Total</b>	<b>159.91</b>	<b>42.88%</b>

Future Land Use	Acreage	Percentage	# Parcels
Clearwater-Largo Road CRD	48.19	12.9%	153
Commercial General	13.04	3.50%	9
Industrial Limited	8.94	2.40%	11
Institutional	39.45	10.58%	4
Recreation/Open Space	4.06	1.09%	2
Residential Low	61.10	16.38%	287
Residential Medium	1.74	0.47%	3
Residential Urban	76.23	20.44%	6
Residential/Office General	0.72	0.19%	2
West Bay Drive CRD	111.74	29.96%	402
Other (blank)	7.75	2.08%	2
<b>Grand Total</b>	<b>372.96</b>	<b>100%</b>	<b>881</b>



**4th Avenue NW Complete Street**  
Future Land Use within 1/4 Mile

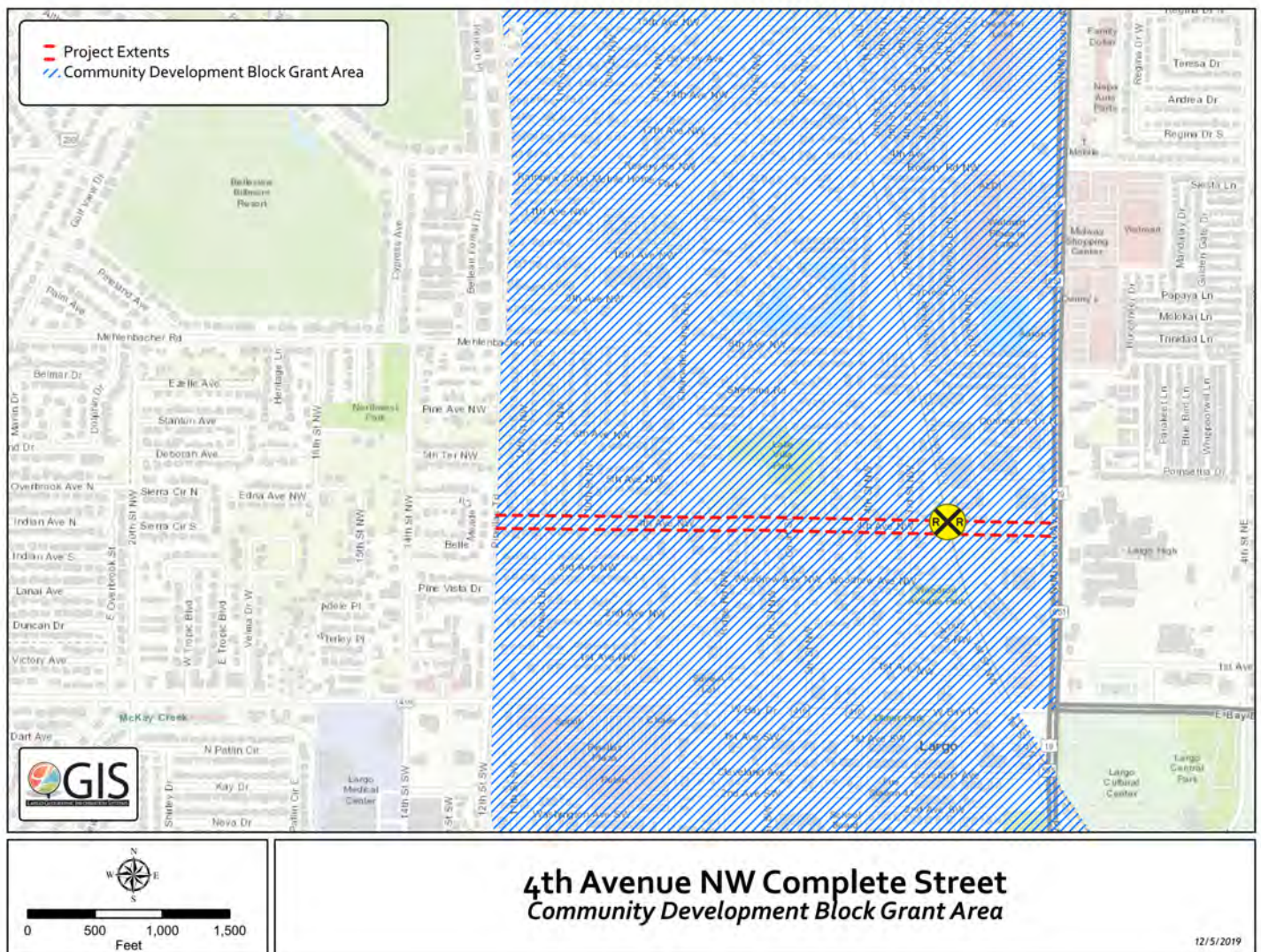
10/17/2019

## 9. ENVIRONMENTAL JUSTICE AREA

The 4th Avenue NW corridor connects two low/moderate income census blocks within the City's CDBG Investment Area. A minority/low-income census tract (256.02) identified in the 2018 Forward Pinellas Environmental Justice Minority & Low-Income Areas map bounds the north side of the project.

In FY 2018-2019, the City invested \$339,230 in the CDBG Target Area with Community Development Block Grant (CDBG), State Housing Initiative Partnership (SHIP) and Home Investment Partnership (HOME) funding. An additional \$164,600 was allocated toward projects that are still underway in the Target Area at the end of FY 2018-2019, for a total investment of \$530,000. The majority of this investment was utilized to preserve the housing stock in the CDBG Target Area.

Census Tract	256.02	256.03
Disability	25.0%	14.3%
Age <18 yrs	13.8%	17.4%
Age 66 yrs or <	23.5%	17.2%
Poverty	27.9%	12.5%
Source: 2013-2017 ACS 5-Year		





Wheelchair bound pedestrian on 4th Avenue NW

## 10. TRANSPORTATION DISADVANTAGED

Future complete street improvements will enhance safety, connectivity and accessibility for the transportation disadvantaged in the area. Crossing treatments and improved lighting will reduce crashes between motor vehicles and pedestrians/bicyclists and increase the safety of vulnerable users. Establishing a crossing at the CSX tracks will re-establish connectivity for bicyclists and pedestrians and improve access to and from the transit routes on Missouri Avenue. Retrofitting and/or reconstructing sidewalks and crosswalk ramps to meet ADA compliance will further address mobility needs.



**| COMMUNITY SUPPORT**

## CITY COMMISSION RESOLUTION

### RESOLUTION NO. 2250

A RESOLUTION OF THE CITY OF LARGO, FLORIDA, AUTHORIZING THE CITY MANAGER TO SUBMIT COMPLETE STREETS GRANT FUNDING APPLICATIONS FOR FUNDING OF THE 4TH AVENUE NORTHWEST AND 1ST AVENUE NORTHEAST PROJECTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Forward Pinellas coordinates transportation and land use planning in Pinellas County; and

WHEREAS, Forward Pinellas seeks to incentivize transportation investments so they serve as a catalyst for transformative change and redevelopment, particularly through the implementation of the Complete Streets Program; and

WHEREAS, on October 1, 2019, Forward Pinellas issued a call to solicit concept planning and construction projects that meet the intent of the Complete Streets Program; and

WHEREAS, Forward Pinellas will provide an incentive of up to \$100,000 for concept planning projects to be funded in Fiscal Year 2020; and

WHEREAS, Forward Pinellas will provide an incentive of up to \$1,000,000 for construction project applications to be funded within the Fiscal Years of 2021-22 to 2025-26.

NOW, THEREFORE, THE CITY OF LARGO CITY COMMISSION HEREBY RESOLVES:

Section 1: That the City Commission supports the Forward Pinellas Complete Streets Program and incentive projects.

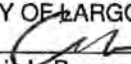
Section 2: That the City Commission authorizes the City Manager to submit a Complete Streets Grant Funding application in the construction project funding category for the 1<sup>st</sup> Avenue Northeast project.

Section 3: That the City Commission authorizes the City Manager to submit a Complete Streets Grant Funding application in the concept planning project funding category for the 4<sup>th</sup> Avenue Northwest project.

Section 4: That this resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 19 DAY OF November, 2019

CITY OF LARGO, FLORIDA

  
Louis L. Brown, Mayor

ATTEST:

  
Diane Bruner, City Clerk

REVIEWED AND APPROVED:

  
Alan S. Zimmer, City Attorney



# LETTER OF SUPPORT | LARGO HIGH SCHOOL

## Largo High School

Bradley W. Finkbiner, Principal

*Creating Lifelong Learners via  
ExCEL Magnet Program  
International Baccalaureate Programme  
Traditional High School Program*

November 22, 2019

Chelsea Favero, AICP  
Planning Manager  
Forward Pinellas  
310 Court Street  
Clearwater, FL 33756

### **SUBJECT: Support for Downtown Largo East-West Corridor Complete Streets Proposals**

Dear Ms. Favero,

This letter is to support the City of Largo's request for funding for two complete street projects to improve the Downtown East-West Corridor. These priority projects include investing in quality infrastructure that builds a community of safe and healthy neighborhoods and creating an active and connected downtown that supports a vibrant community. The proposed 4<sup>th</sup> Avenue NW concept plan will safely and conveniently connect the road from the Pinellas Trail to the entrance of Largo High School with a railroad crossing that is currently a barrier to students living west of the train tracks that wish to walk or bike to school. The 1<sup>st</sup> Avenue NE construction project will enhance the entire roadway from Missouri to 4<sup>th</sup> street where the light at East Bay Drive allows for easy crossing to Largo Central Park. The realization of both projects will improve conditions for bicyclists and pedestrians, especially students, to safely and conveniently travel between the Pinellas Trail and Largo Central Park as well as connect Largo High School and neighborhoods with the downtown corridor.

Safety is a critical component of the proposed projects and the safety of Largo High students that cross major roadways like Clearwater-Largo Road, Missouri Avenue and East Bay Drive by foot or on bike. The Complete Streets design will include improved bicycle and pedestrian facilities, enhanced crosswalks with better signalization, and a new railroad crossing on 4<sup>th</sup> Avenue NW. Ultimately, the improved corridor will make traveling from, to and thru downtown Largo more attractive, convenient and safer for all users.

As the principal of Largo High School, I am confident that the students, staff and families would all support these improvements as we all believe that safety is the highest priority for our students.

Sincerely,

*BRAD W. FINKBINER*

Dr. Bradley Finkbiner, Principal  
Largo High School  
410 Missouri Ave.  
Largo, FL 33770-1562

410 Missouri Ave., Largo, FL 33770 Ph (727) 588-3758 Fax (727) 588-4037 E-mail [Largo-hs@pcsb.org](mailto:Largo-hs@pcsb.org)

The School Board of Pinellas County, Florida, prohibits any and all forms of discrimination and harassment based on race, color, sex, religion, national origin, marital status, age sexual orientation or disability in any programs, services or activities  
[www.pcsb.org](http://www.pcsb.org)

## LETTER OF SUPPORT | FRIENDS OF PINELLAS TRAIL

Chelsea Favero, AICP  
Planning Manager  
Forward Pinellas  
310 Court Street  
Clearwater, FL 33756

**SUBJECT: Support for Downtown Largo East-West Corridor Complete Streets Proposals**

Dear Ms. Favero,

Pinellas Trails, Inc. exists to support, enhance, and protect the Pinellas Trail now and for future generations. We are writing you in support of the City of Largo's proposals to Forward Pinellas for Complete Streets funding for the reconstruction of 1<sup>st</sup> Avenue NE and to create a complete streets concept plan for future improvements to 4<sup>th</sup> Avenue NW. Together these two projects intend to improve conditions for bicyclists and pedestrians to safely and conveniently travel between the Pinellas Trail and Largo Central Park as well as connect Largo High School and neighborhoods with the downtown corridor. The Complete Streets design will include improved bicycle and pedestrian facilities, enhanced crosswalks with better signalization, and a new railroad crossing on 4<sup>th</sup> Avenue NW.

The two Downtown East-West Corridor projects are a priority in the City's Strategic Plan. The projects support two of the Strategic Plan's principles:

- create an active and connected downtown that supports a vibrant community, and
- investing in quality infrastructure that builds a community of safe and healthy neighborhoods.

Further more the projects implement the City's 2010 Downtown Multimodal Plan.

Ultimately, the improved corridor will make traveling from, to and thru downtown Largo more attractive, convenient and safer for all users. Thus, we are providing this letter of support for the project proposals that the City of Largo is submitting to Forward Pinellas for funding.

Sincerely,



Scott Daniels  
President  
Pinellas Trails, Inc.

**LETTER OF SUPPORT |  
PINELLAS SUNCOAST TRANSIT  
AUTHORITY (PSTA)**



December 10, 2019

Whit Blanton, FAICP  
Forward Pinellas  
310 Court Street  
Clearwater, FL 33756

Dear Mr. Blanton:

PSTA respectfully submits this letter of support for two complete streets projects to improve the Downtown Largo East-West Corridor. These priority projects include investing in quality infrastructure that builds a community of safe and healthy neighborhoods and creating an active and connected downtown that supports a vibrant community.

The proposed **4<sup>th</sup> Avenue NW Concept Plan** will safely and conveniently connect the road from the Pinellas Trail to the entrance of Largo High School with a railroad crossing that is currently a barrier to students living west of the train tracks that wish to walk or bike to school. The **1<sup>st</sup> Avenue NE Construction Project** will enhance the entire roadway from Missouri to 4<sup>th</sup> Street NE where the light at East Bay Drive allows for easy crossing to Largo Central Park. The realization of both projects will improve conditions for transit riders, especially students, to safely and conveniently access regionally significant, high ridership routes within the PSTA system.



PSTA supports these complete street improvements and believe that they will improve access to transit in the project corridors. With the award of grants for the 4<sup>th</sup> Avenue NW and 1st Ave NE projects, PSTA will work with the City to evaluate bus stops in the vicinity to determine shelter needs and priorities designed to encourage multimodal travel.

Sincerely,

A handwritten signature in blue ink, appearing to read "C Borchers", is written over a light blue circular background.

Cassandra Borchers, AICP  
Chief Development Officer  
Pinellas Suncoast Transit Authority  
3201 Scherer Drive  
St. Petersburg, FL 33716  
[cborchers@psta.net](mailto:cborchers@psta.net)

**Pinellas Suncoast Transit Authority**

3201 Scherer Drive, St. Petersburg, FL 33716 • Phone: 727-540-1800 • InfoLine: 727-540-1900 • [www.PSTA.net](http://www.PSTA.net)  

## LETTER OF SUPPORT | ARLIS CONSTRUCTION U.S.A. LLC



December 10, 2019

Chelsea Favero, AICP  
Planning Manager  
Forward Pinellas  
310 Court Street Clearwater, FL 33756

Dear Ms. Favero,

I am writing this letter to demonstrate support for the City of Largo's proposals to Forward Pinellas for Complete Streets funding for the reconstruction of 1<sup>st</sup> Avenue NE and to create a complete streets concept plan for future improvements to 4<sup>th</sup> Avenue NW. These two projects will serve as the basis for catalytic change to support the transformation of West Bay Drive and the Clearwater-Largo Road Community Redevelopment Districts where our firm is investing in a multi-story mixed-use development with structured parking to accommodate the use.

We have had several industrious meetings with the City of Largo to discuss our proposed redevelopment project and we have requested that the City consider a Development Agreement for our 2.52-acre site located at 300 East Bay Drive between 1<sup>st</sup> Ave NE and East Bay Drive. The City Commission approved authorization to negotiate a Development Agreement that will address applicable density and intensity bonuses. Our vision is to collaborate with the City and develop our site into a mixed-use building, combining high-quality residential, commercial, and office spaces with a host of site amenities, per the intent and vision laid out under the West Bay Drive Community Redevelopment District Plan (WBD-CRD).

The City of Largo's proposed complete streets projects will improve conditions for bicyclists and pedestrians to safely and conveniently travel between the Pinellas Trail and Largo Central Park as well as connect Largo High School and neighborhoods with the budding downtown corridor. Their designs include improved bicycle and pedestrian facilities, enhanced crosswalks with better signalization and safety measures, and a new railroad crossing on 4<sup>th</sup> Avenue NW. Ultimately, the improved corridor will make traveling from, to, and through downtown Largo more attractive, convenient, and safer for all users. These projects will support the vision, redevelopment, and conscious growth of the immediate area.

Sincerely

Arian Kushta,  
VP of Business Development - Arlis Construction U.S.A LLC

Arlis Construction U.S.A LLC | 830 Douglas Ave Dunedin, FL 34698 | 727-254-9061

## LETTER OF SUPPORT | SQUARE PEG DEVELOPMENT, LLC

Square Peg Development LLC  
PO BOX 817  
Largo FL 33779-0817

December 2, 2019

Forward Pinellas  
310 Court Street  
Clearwater FL 33756

Re: SUPPORT FOR CITY OF LARGO PROPOSAL

Dear Ms. Favero;

I am writing this letter to express my strong support for the City of Largo's proposals to Forward Pinellas for Complete Streets funding for the reconstruction of 1<sup>st</sup> Avenue NE and to create a complete streets concept plan for future improvements to 4<sup>th</sup> Avenue NW.

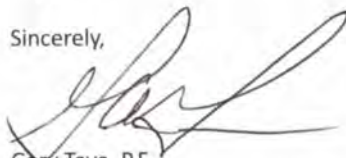
These two projects will serve as catalytic change to support the transformation of the West Bay Drive and Clearwater-Largo Road Community Redevelopment Districts where I am investing in substantial mixed use and multi-family redevelopment projects at three different sites. One site fronts 4<sup>th</sup> Avenue NW and the two other sites are within walking distance of 4<sup>th</sup> Avenue NW.

The proposed complete street projects will improve conditions for bicyclists and pedestrians to safely and conveniently travel between the Pinellas Trail and Largo Central Park as well as connect Largo High School and neighborhoods with the downtown corridor. Their design will include improved bicycle and pedestrian facilities, enhanced crosswalks with better signalization, and a new railroad crossing on 4<sup>th</sup> Avenue NW. Ultimately, the improved corridor will make traveling from, to and thru downtown Largo more attractive, convenient and safer for all users.

Improvements of the kind being pursued by the City of Largo are exactly the kind of enhancements that contribute to the overall quality of life demanded by our target market for the development projects I am undertaking. The City of Largo's commitment to these improvements underpins my excitement about opportunities in greater downtown Largo. I have no doubt that your support of the City of Largo's efforts will help attract other developers' interest in further redevelopment in the immediate area.

If any additional information is required, please contact me by electronic mail at [gary@pmi-rentals.com](mailto:gary@pmi-rentals.com) or by telephone at 727-581-0105 x 710.

Sincerely,



Gary Tave, P.E.  
Square Peg Development LLC

# LETTER OF SUPPORT | LARGO RECREATION, PARKS & ARTS ADVOCACY BOARD



P.O. Box 296  
Largo, FL 33779  
LARGO.COM

December 2, 2019

Chelsea Favero, AICP  
Planning Manager  
Forward Pinellas  
310 Court Street  
Clearwater, FL 33756

**SUBJECT: Support for Downtown Largo East-West Corridor Complete Streets Proposals**

Dear Ms. Favero,

The City of Largo Recreation, Parks and Arts (RPA) Advocacy Board makes recommendations to the City Commission regarding the policies, management, use, supervision and future planning pertaining to Largo's recreation, parks and cultural programs, facilities and activities. The Board is also responsible for recommending Leisure Incentive Fund items for Commission approval and reviewing the department budget prior to approval.

We are writing you in support of the City of Largo's proposals to Forward Pinellas for Complete Streets funding for the reconstruction of 1<sup>st</sup> Avenue NE and to create a complete streets concept plan for future improvements to 4<sup>th</sup> Avenue NW. Together these two projects intend to improve conditions for bicyclists and pedestrians to safely and conveniently travel between the Pinellas Trail and Largo Central Park as well as connect Largo High School and neighborhoods with the downtown corridor.

The City of Largo has developed a high quality recreation, parks and arts system that reflects the community's values and goals. From a recreation standpoint, linking park and recreational resources via trails is a stated priority in the Department's Master Plan and it is the City's desire to seek to provide trail heads at strategic trail access points on both the Pinellas Trail and the Duke Energy Trail so that Largo Residents can access the county-wide trail system. This proposed Complete Streets Projects will help to build upon the Largo Recreation, Parks and Arts Department's strong commitment to improve service and accessibility for current and future residents. Through the integration of the Urban Trails Plan, the Sidewalk Master Plan and the City's Strategic Plan, a well-connected trail system can be achieved in Largo.

The Complete Streets design will include improved bicycle and pedestrian facilities, enhanced crosswalks with better signalization, and a new railroad crossing on 4<sup>th</sup> Avenue NW. Ultimately, the improved corridor will make traveling from, to and thru downtown Largo more attractive, convenient and safer for all users. Thus, we are providing this letter of support for the project proposals that the City of Largo is submitting to Forward Pinellas for funding.

Sincerely,

Recreation, Parks and Arts Advocacy Board

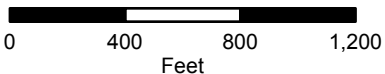
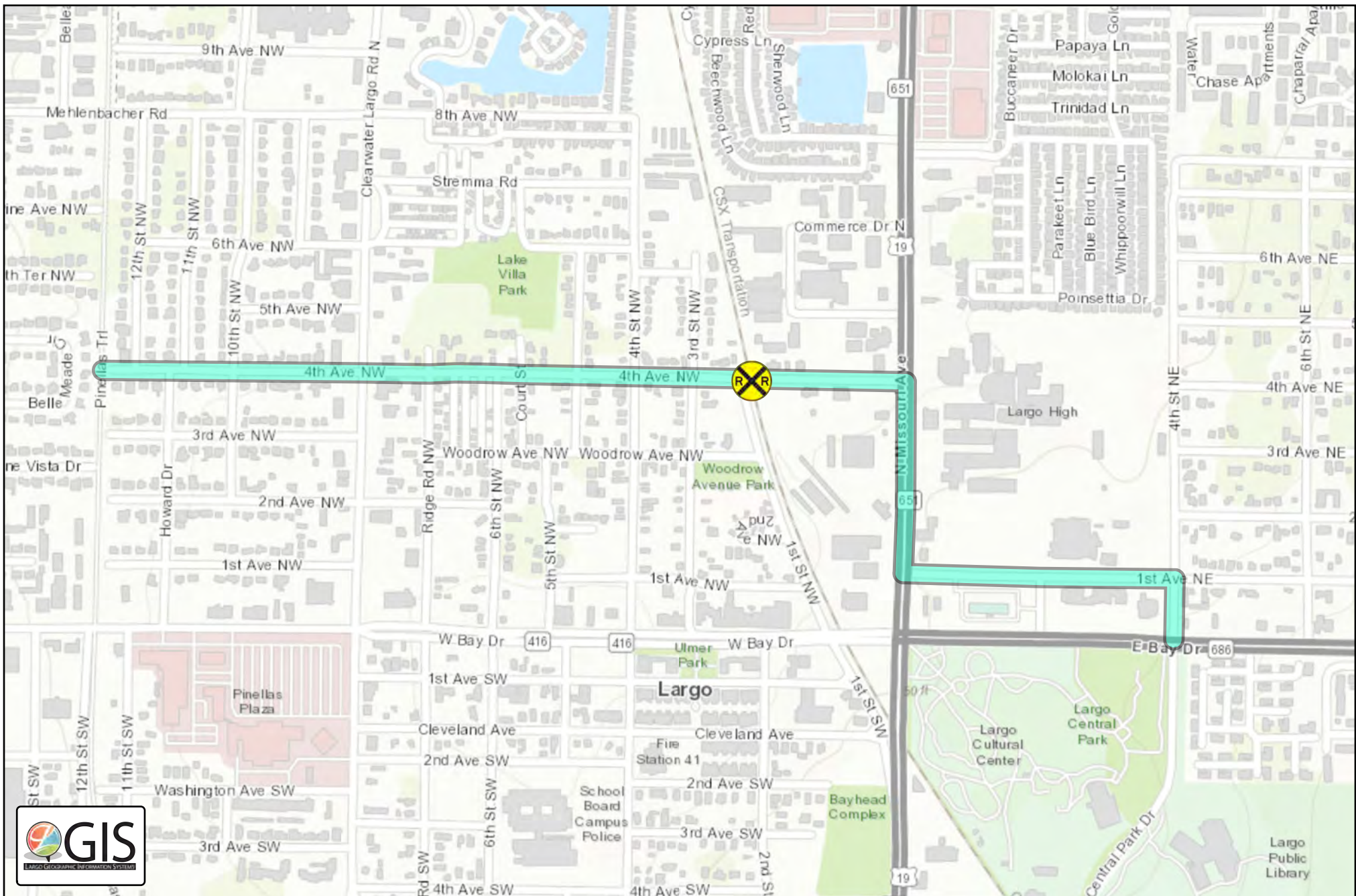


YOUR COMMUNITY OF CHOICE  
*Naturally*

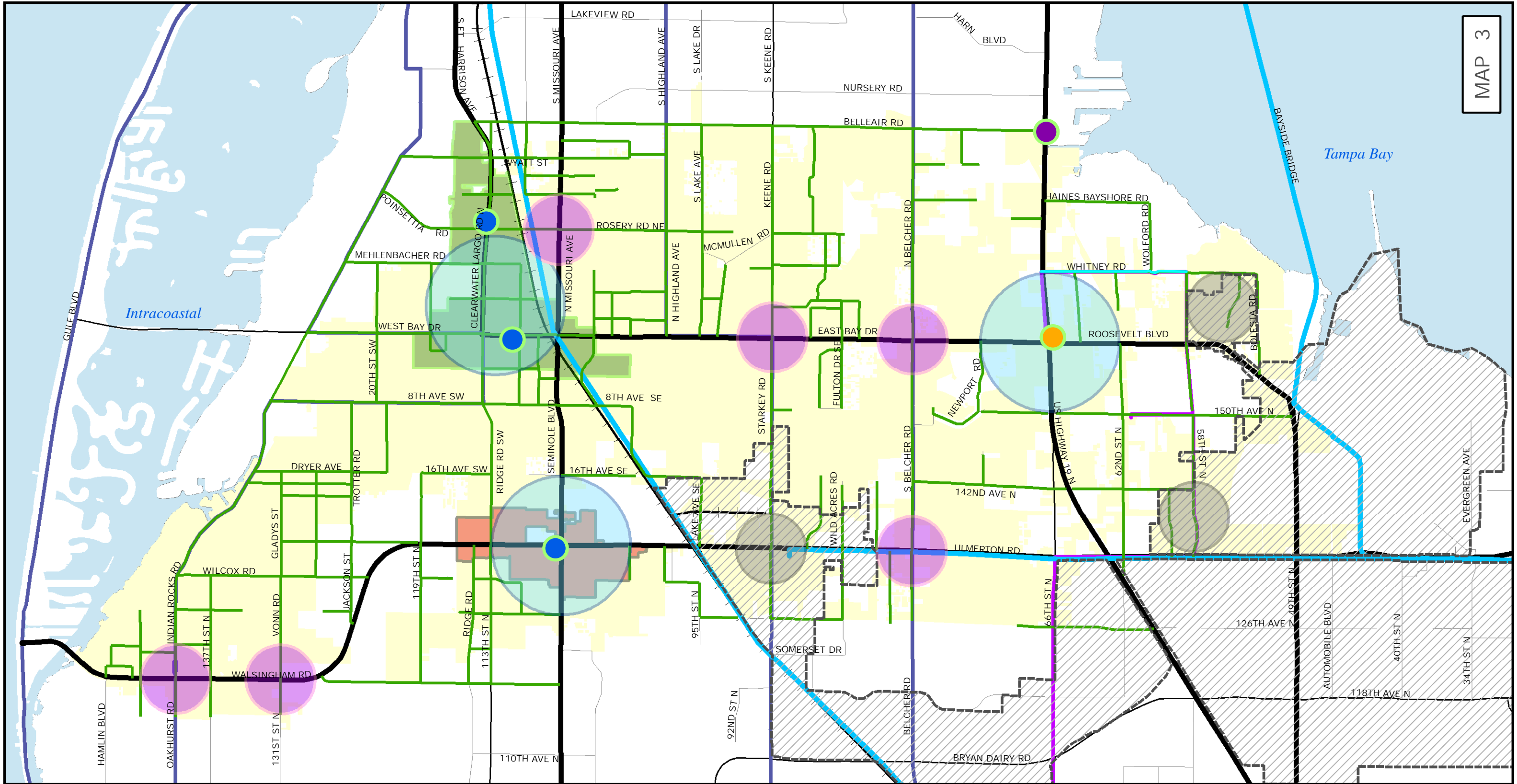


# | EXHIBITS

- 1. Downtown East-West Corridor Map**
- 2. Activity Centers and Special Corridors Map**
- 3. Community Redevelopment Districts Map**
- 4. Redevelopment Opportunities Map**



## Downtown East-West Corridor 4th Ave NW & 1st Ave NE



## Activity Centers and Special Corridors



**Elements**

City of Largo  
201 Highland Avenue, Largo, FL 33770  
Telephone (727) 587-6749  
[www.largo.com/comprehensiveplan](http://www.largo.com/comprehensiveplan)

### Largo Activity Centers

- Employment
- Major
- Neighborhood

### Largo Community Streets

- Community Streets

### Forward Pinellas Vision Map Activity Centers

- Community
- Major
- Special

- Pinellas County Target Employment Centers

### Forward Pinellas Multimodal Corridors

- Primary
- Regional
- Secondary
- Supporting

- Largo Mall Activity Center
- Clearwater Largo Road and West Bay Drive Community Redevelopment Districts
- Largo City Limits
- CSX Rail Network

Sources: City of Largo Strategic Plan, Map A: Activity Centers and Mixed Use Corridors (2011); Vision Map Multimodal Corridors (\*Pinellas Planning Council) (02/14/2017)


### Map Legend



Publication Date:  
10/24/2017

0 3,500 Feet

WEST BAY DRIVE AND  
CLEARWATER-LARGO ROAD  
COMMUNITY REDEVELOPMENT DISTRICTS

 Clearwater-Largo Road  
Community Redevelopment  
District Boundary

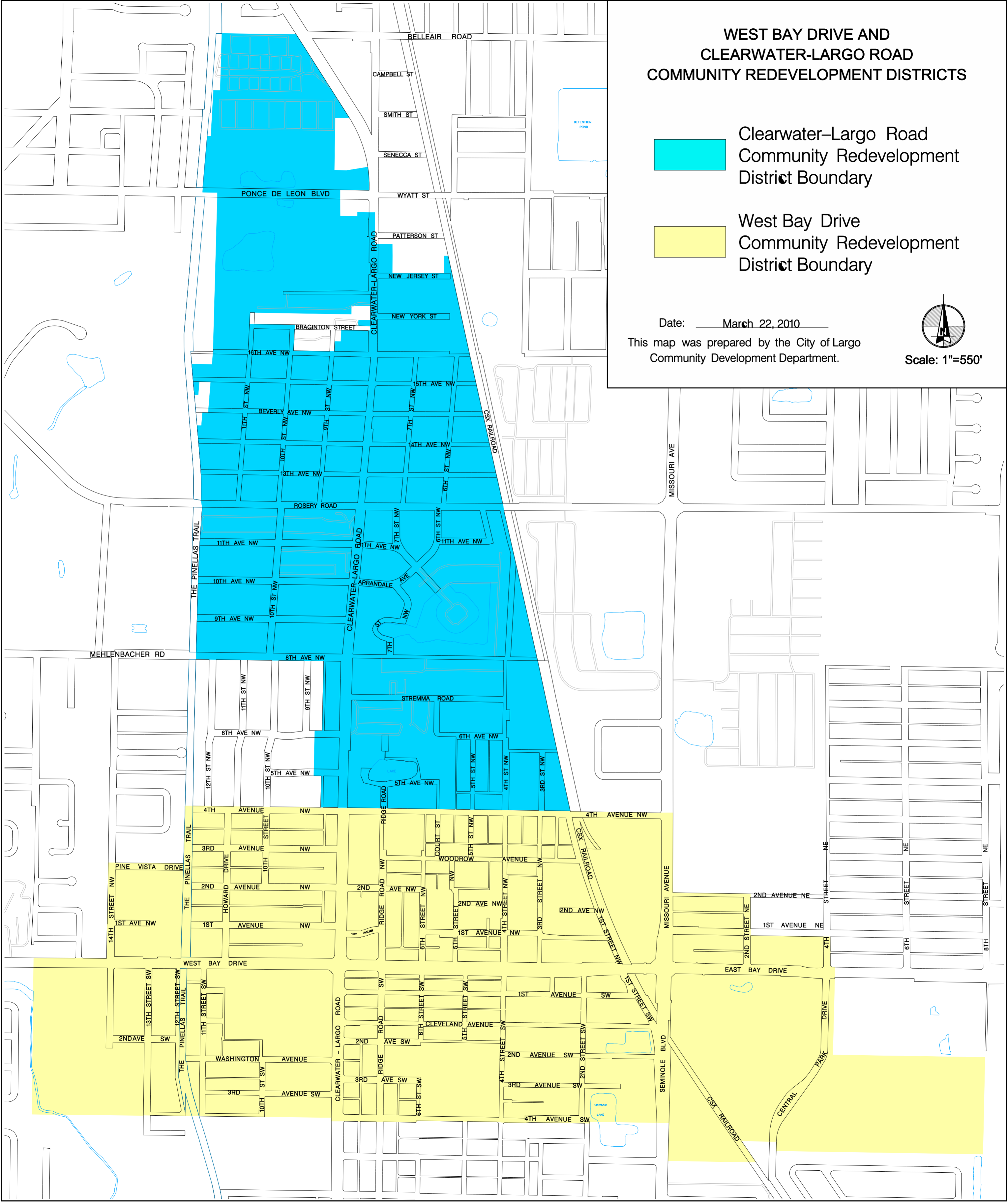
 West Bay Drive  
Community Redevelopment  
District Boundary

Date: March 22, 2010

This map was prepared by the City of Largo  
Community Development Department.



Scale: 1"=550'



- Acres: 2.89      Land Use District: City Home  
Development Potential: 43 to 115 units (with density bonuses)

Acres: 2.76    Land Use District: Mixed Use Corridor  
Development Potential: Approved 126 units & 37,953 sf  
commercial/ office

Acres: 0.79      Land Use District: Mixed Use Corridor  
Development Potential: 16 units under review

Acres: 2.52      Land Use District: Mixed Use Corridor  
Development Potential: multi-story, mixed-use; up to 50 units/  
acre, 3.0 FAR and 8 stories height max (with density bonuses)

Acres: 0.34      Land Use District: Mixed Use Corridor  
Development Potential: 4,889 sf under construction

Acres: 0.69      Land Use District: Mixed Use Corridor  
Development Potential: 2,550 sf under construction

Acres: 1.1      Land Use District: Mixed Use Corridor  
Development Potential: New 8,414 sf commercial building  
onsite with existing 6,008 sf office building

