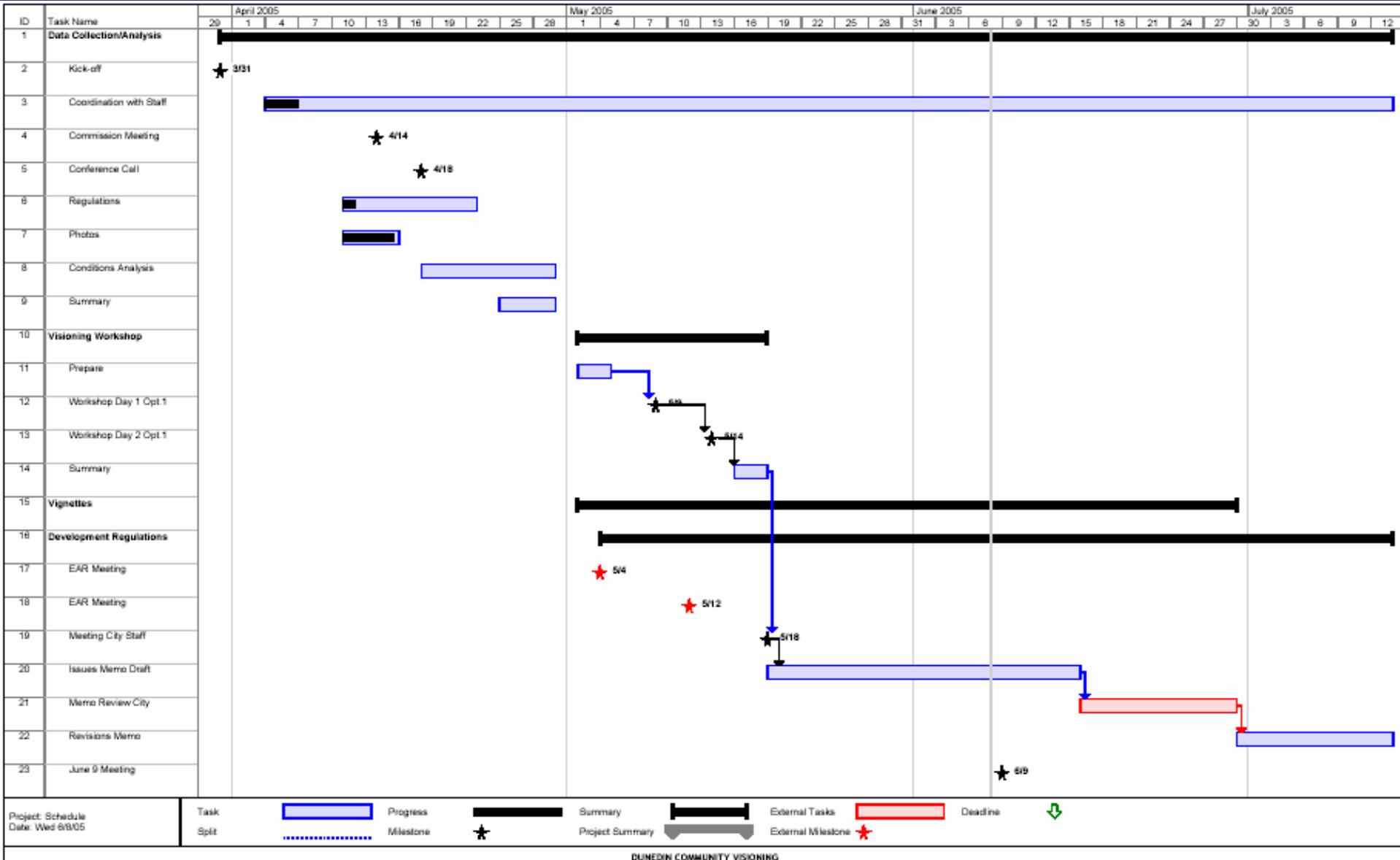
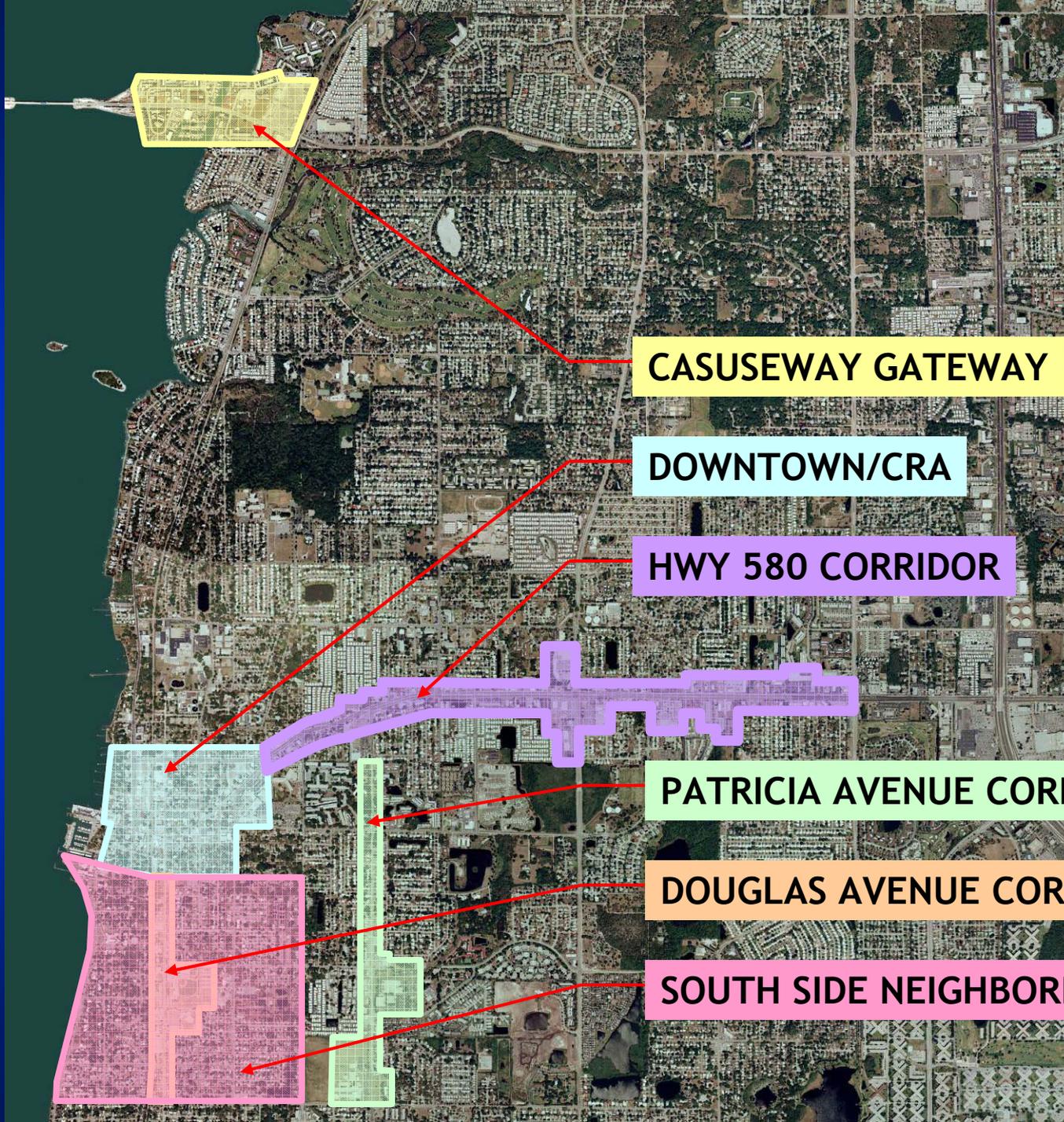


Dunedin Community Visioning

City Commission Meeting
Thursday, June 9, 2005

Schedule





CASUSEWAY GATEWAY

DOWNTOWN/CRA

HWY 580 CORRIDOR

PATRICIA AVENUE CORRDROR

DOUGLAS AVENUE CORRDROR

SOUTH SIDE NEIGHBORHOODS



Vision of The City of Dunedin

A livable coastal community
that retains its unique sense
of place within Fincellas County
by fostering innovative
Redevelopment and preserving
and enhancing its natural
environment. SO SAY WE ALL:

12/10/04

(C)

Inclusives
Deborah Fynes
Kara Campbell
Jim & Harband
Tom Burke
[Signature]

Vision of The City of Dunedin

A livable coastal community that retains its unique sense of place within Pinellas County by fostering innovative redevelopment and preserving and enhancing its natural environment.



Strengths Weaknesses Opportunities & Threats Analysis

- The following are the results from a SWOT analysis performed with residents of the City of Dunedin on May 9 and May 14, 2005.
- Dunedin is defined by significant strengths. Chief amongst these is the beauty of its **natural environment** and its **waterfront** setting. It offers many opportunities for outdoor activities, particularly for recreation and leisure. It has a **historic downtown** that defines a unique sense of physical character, and is the setting for numerous civic and social events. It has a “**small town**” feel and sense of scale.
- The infrastructure of the community including its **roads** and its provisions for **parking** are not as advanced as the community would like. Traffic is seen as a problem as is the low aesthetic quality of many of the major roadways. Parking, particularly in the downtown is problematic. Stormwater systems need to be improved, and residents would like to see **overhead power lines buried**.
- The community is aware of recent **increases in development** activity and recognizes that much more of this will occur over the next twenty years. Many fear that the current and future development will detract more than add to the cherished character of the community, particularly by replacing desired open space or making access to desired environmental features such as the Bay more difficult.

- At the same time, many citizens recognize that future growth and development can be a boon for the City and can help **strengthen a sense of community**, help reinforce a unique sense of place, and can provide additional services and amenities that are currently lacking or missing. There is considerable optimism about future mixed-use development and additional growth within the downtown, as long as it enhances the existing characteristics.
- At the same time, there is a level of mistrust about future growth and the planning that is currently underway to plan for this growth. Citizens want to see **low- and medium-height buildings** that do not greatly diminish the amount of green space or make access to the water more difficult.
- For over a decade, Dunedin has been unique among the small cities in the Tampa Bay area in its efforts to revitalize its downtown, enhance its livability and make itself into a desirable place to live and visit. The City has accomplished a great deal during this time and recognizes that there is potential to accomplish a great deal more. It is imperative that the City **work with the community in future planning and development** efforts, incorporating citizen input and participation into the growth of the community and making particular efforts to optimize existing strengths, maximize potentials, and avoid damaging the community's charm and character.

VISION STATEMENT

Dunedin is a delightfully quaint, small coastal community. It is diverse yet integrated with an old Florida ambiance. Dunedin has a respect for preserving its history and the natural environment, while planning a safe and secure life style for future generations. Growth while inevitable is tailored to enhance and improve each individual's quality of life.

Dunedin. May 14, 2005

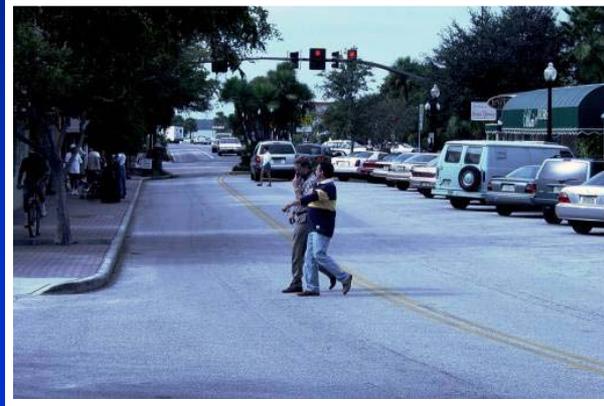
VISION STATEMENT

Dunedin is a vibrant waterfront community; it is ecologically sound, culturally and economically diverse. It supports a wide range of fine arts and provides many opportunities to live, to work and to play, with activities and programs for people of all ages and income levels. Mindful of its heritage, it is focused on protecting and enhancing all of the above.

COMMUNITY CHARACTER PREFERENCE SURVEY

The Community Character Preference Survey is an exercise in which the audience is asked to view pairs of images and then rank them according to preference. Generally, the images reflect conditions as found within the audience's community or relevant related conditions found in other communities. The Dunedin exercise took place in two separate sessions with a total of about 140 participants completing the survey. Participants were asked to rate two adjacent images by indicating if they preferred one or the other, if they liked them both or if they disliked them both, with the underlying intent to evaluate their appropriateness to the Dunedin context. The participants' selections are summarized below.

Streets & Roads



Streets & Roads Summary Analysis

- The recurring predominant characteristics in the images selected by the community as desirable include **pedestrian-friendly design, urban streetscaping, and landscaping**. Five of the six images selected as preferable come from Downtown. The sixth image is from downtown Kissimmee.
- Almost all of the images include **on-street parking**.
- There seems to be a preference for streets that create a **sense of containment**, either through continuous street walls or through the use of continuous trees along both sides of the street.
- In most examples, **power lines have been buried**, and there is a thematic quality to the lights, flag poles and other **vertical streetscape features**.

Parking



Parking Summary Analysis:

- A **range of approaches** to the provision of parking seems to be acceptable.
- The selected scenarios include **on-street parking, surface lot parking and parking structures**.
- In each example, the parking is seen as **more than simply utilitarian storage**. The Granada Plaza parking lot is **heavily treed** to create a pleasant level of **shade**. The Main Street angled parking adds life to the street and serves as a buffer between vehicles and pedestrians. The parking garage at Old Hyde Park Village was carefully scaled and designed to fit into its historical context, and includes a mix of street-level retail and restaurant uses.

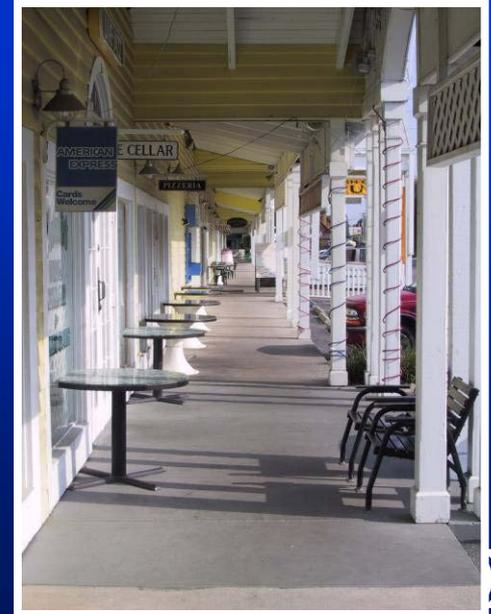
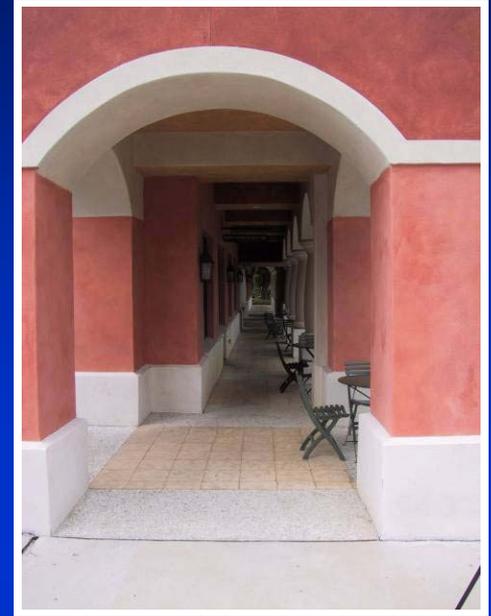
Public Realm



Public Realm Summary Analysis

- Respondents acknowledged a wide **variety** of acceptable public spaces.
- These include areas such as Ocean Drive which are **heavily traveled and continuously filled** with diners, strollers and other forms of activity; Armstrong Park which is **heavily landscaped** and generally fit for passive activities; the fountain area at Old Hyde Park Village, which is adaptable to a wide range of **formal and informal activities** throughout the course of the day, week or year; the Dunedin Band Shell which is designed for certain types of **civic activities** but which also lends itself to a range of other formal and informal uses.
- Civic spaces should be placed in locations that are **accessible** in multiple ways yet are not, themselves, the center of circulation.
- The preference for streetscape items such as **street furniture** seems to tend towards those pieces with a more “**urban**” feel, made of metal, with some traditional references, in contrast to elements made of wood, concrete or plastic-coated metal.

Pedestrian Realm



Pedestrian Realm Summary Analysis

- People in Dunedin prefer that the pedestrian realm be **pedestrian-friendly** with certain constituent features:
 1. **ample space** for walking or strolling;
 2. a clear zone of **separation** between the walkway and the moving cars (this could be occupied by grass or by parked cars);
 3. **activities** (on-street dining) or interesting architecture to look at along the non-vehicular side;
 4. **continuity** along the street.
- There seems to be some interest in the creation of **arcades** along heavily trafficked streets, along with integrated streetscaping, landscaping, signage and other types of detail.

Water's Edge



Water's Edge Summary Analysis

- The relationship between **the City and the water** is clearly a dominant concern for many residents of the community and is clearly seen as one of the more desirable aspects of living there.
- A wide variety of **edge conditions** seems to be acceptable, ranging for quiet passive park space to an almost urban waterfront esplanade condition as shown in the example taken from Celebration.
- The paramount concerns seem to be that the waterfront remain as **accessible** as possible to as wide a range of users as possible, and that the treatment vary according to location. Within the Downtown, the interface can be more urbane; along the Causeway it can be relatively untreated; within the neighborhoods it should be treated in a more park-like manner.

Building Scale



Building Scale Summary Analysis

- The images chosen as acceptable or appropriate for Dunedin range in **scale from two- to seven stories**, and include a range of masonry materials.
- Each preferred situation includes buildings that are **built up to the edge of the public right-of-way**, and which help define active streets or civic spaces.
- Two-, three-, and four-story buildings can sit directly adjacent to the ROW or lot line; for taller buildings the preference seems to be that the **building step-back as it goes up** so that the scale immediately adjacent to the ROW is lower rather than higher.
- (In an unrelated situation, the respondents seem very comfortable with the concept of **mixed-use buildings** that incorporate two or more uses, including residential.)

Architectural Character



Architectural Character Summary Analysis

- The architectural taste of the respondents seems to run towards more **traditional** styles and detailing, with a preference for **masonry** materials. The one stylistic exception is the Fine Arts Center which appears to be well-liked within the community.

Signage



Signage Summary Analysis

- The paucity of signage examples makes it difficult to draw definitive conclusions about the respondents attitude towards signage. Nonetheless, there seems to be a liking for **understated, yet expressive, signage** that is part of an overall **coordinated** approach that includes urban design, landscaping, streetscaping and architectural details.

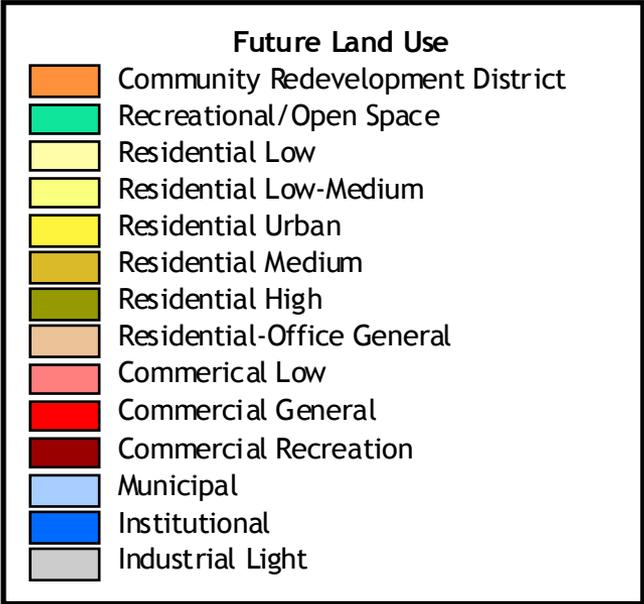
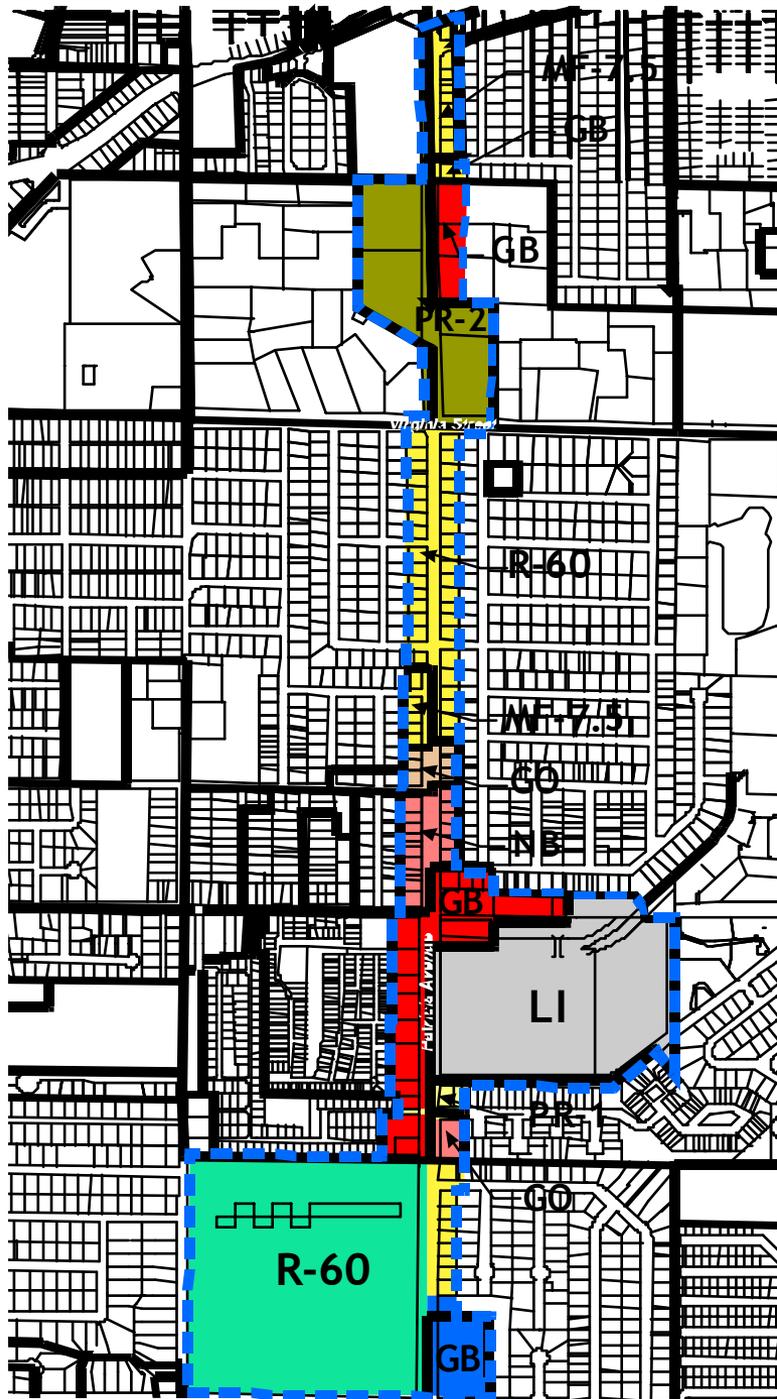
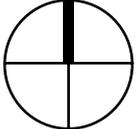
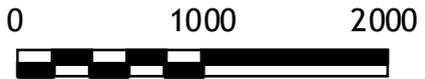


Figure 3

Patricia Avenue Corridor

ZONING/FUTURE LAND USE MAP



Future Land Use	
	Community Redevelopment District
	Recreational/Open Space
	Residential Low
	Residential Low-Medium
	Residential Urban
	Residential Medium
	Residential High
	Residential-Office General
	Commercial Low
	Commercial General
	Commercial Recreation
	Municipal
	Institutional
	Industrial Light

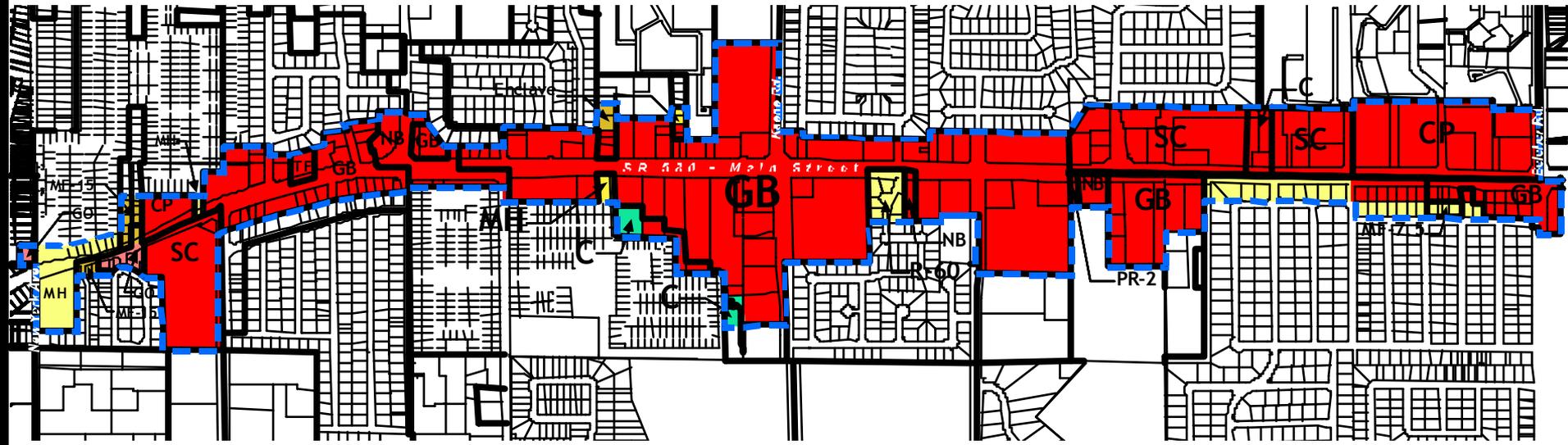
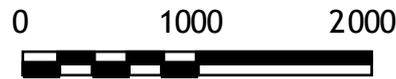


Figure 4

Highway 580 Corridor

ZONING/FUTURE LAND USE MAP



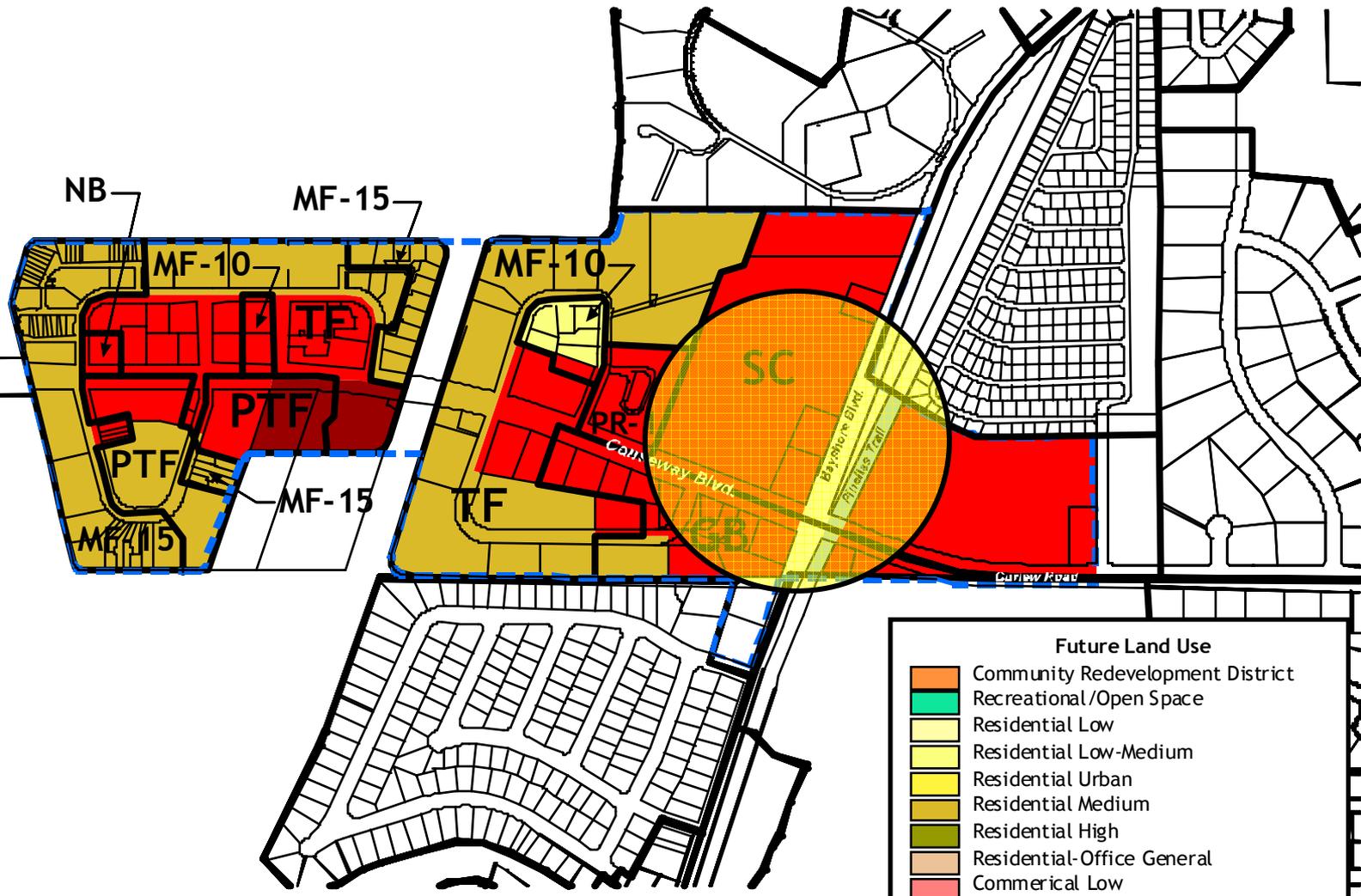


Figure 5
Causeway Gateway
ZONING/FUTURE
LAND USE MAP



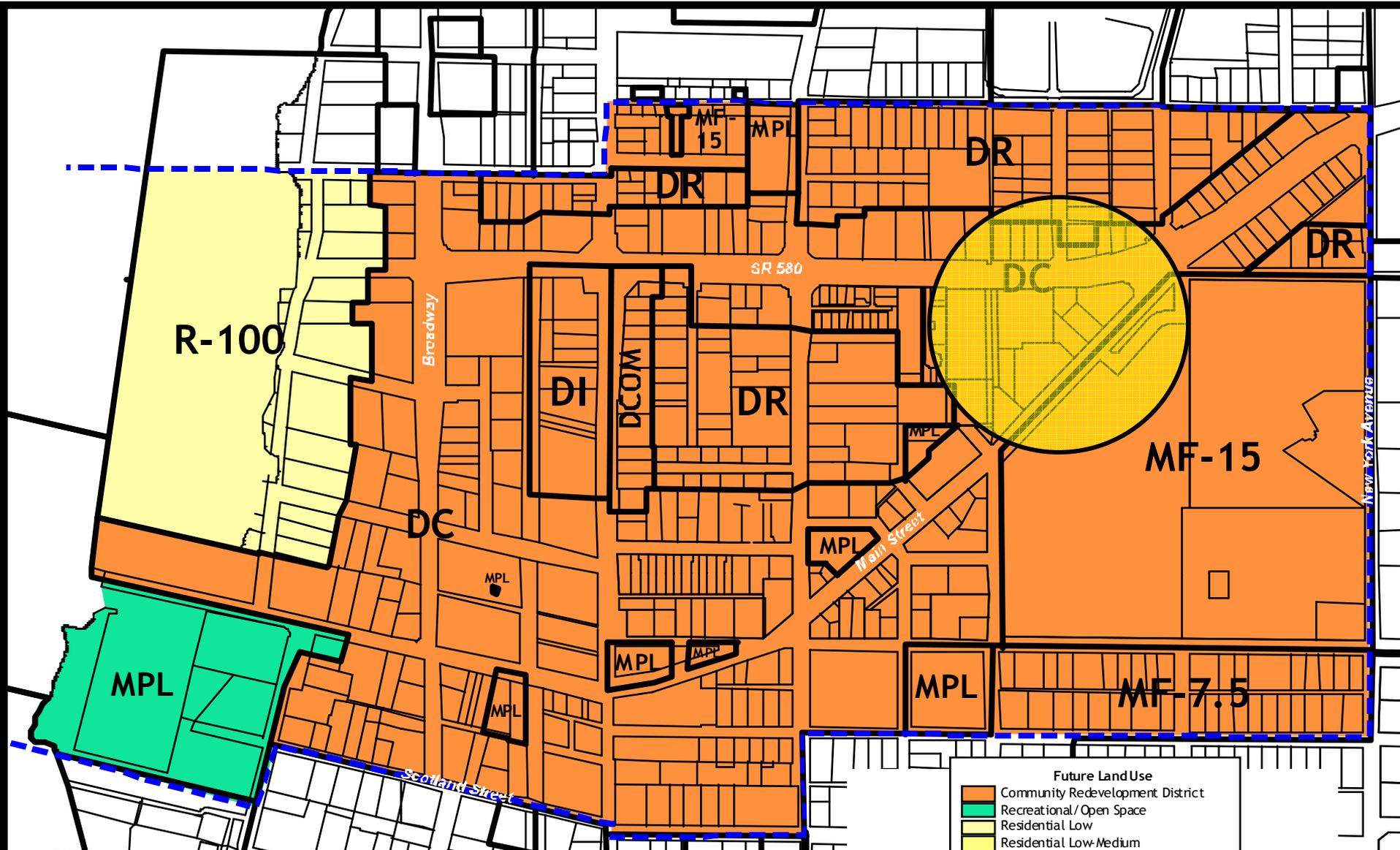


Figure 6

Downtown CRD ZONING/FUTURE LAND USE MAP

Future Land Use	
	Community Redevelopment District
	Recreational/Open Space
	Residential Low
	Residential Low-Medium
	Residential Urban
	Residential Medium
	Residential High
	Residential-Office General
	Commercial Low
	Commercial General
	Commercial Recreation
	Municipal
	Institutional
	Industrial Light





