

# Town Center Development Scenarios

Town of Longboat Key, Florida

## Scenario 1C

- Cultural Center on Amore north parking lot
- Pond with passive park elements
- Improved pedestrian connections

- Construct 2-story parking garage on Mediterranean plaza parking lot

- Parking demand: 125
- Parking provided: 271
- Parking deficiency/surplus: +96

## Scenario 2C

- Cultural Center as an addition to existing office building
- Pond with passive park elements
- Improved pedestrian connections
- Construct 2-story parking garage on Mediterranean parking lot

- Remove library and incorporate within a new 25k sf retail/office building
- Incorporate Town Hall within a new 25k sf retail/office building

- Parking demand: 305
- Parking provided: 300
- Parking deficiency/surplus: -5

## Scenario 3C

- Include everything from 2C
- Incorporate 48 multifamily units on Beth Israel parking lot
- Redevelop east tennis courts into 50k sf retail/office

- Construct 2-story parking garage on Post office property
- Redevelop office building, SunTrust bank, Bank of America into 75,000 retail/25,000 office
- Redevelop west tennis courts into 25k sf retail/office

- Parking demand: 1,046
- Parking provided: 869
- Parking deficiency/surplus: -177

Concept basemap - SCENARIO 1C



Concept basemap - SCENARIO 2C



### LEGEND

- ENHANCED PEDESTRIAN FEEL
- PEDESTRIAN INTERSECTION
- BIKEWAY
- BUILDING TRAIL
- BIKEWAY INTERCUT
- ONE-WAY VEHICULAR CIRCULATION
- TWO-WAY VEHICULAR CIRCULATION

### parking deck



Concept basemap - SCENARIO 3C

