



Client

Renaissance Planning Group, *prime*
for the City of Tarpon Springs

Dates

September 2010

Program

Downtown redevelopment
Mixed-Use
Transit station

Relevance

Neighborhood Infill
Pedestrian improvements
Town Planning
New Urbanism

Services

Urban Design
Town Planning

Team

MASTER PLANNER
Renaissance Planning Group
John Moynahan UDP

Project Challenge

Located outside Tampa along the Gulf Coast of Pinellas County, the area known as Tarpon Springs has been energetically pursuing redevelopment goals. As part of a larger multimodal transportation district, ten unique character districts were established. These areas are viewed as development-ready. Distinguishing each area's special characteristics is defined, in part, by a form-based code.

Project Description

As part of the design team led by Renaissance Planning Group, John Moynahan UDP studied each area's unique attributes.

Implementation policies of the multimodal transportation district call for new development standards that increase residential density and promote a mix of land uses that will improve the multimodal environment and direct infrastructure improvements that enhance bicycle, pedestrian, and transit-related facilities. For example, some blocks may change on a lot-by-lot basis, seeing changes occur to select buildings over time. More aggressive changes might occur to streets where parking, signage, and bicycle lanes are added.

This plan won a merit award from the Florida chapter of the American planning Association in 2011.





View of Downtown Tarpon Springs

Renaissance Planning Group
Tampa, FL

Downtown parking garages are lined with shallow buildings that add life and interest to downtown streets.



View of Downtown Gateway
Tarpon Springs

Renaissance Planning Group
Tampa, FL

The re-use of existing buildings, in this case a small garage, into amenities such as galleries or meeting space injects new energy into neighborhoods.