



## Master Plan - Linking - Predevelopment

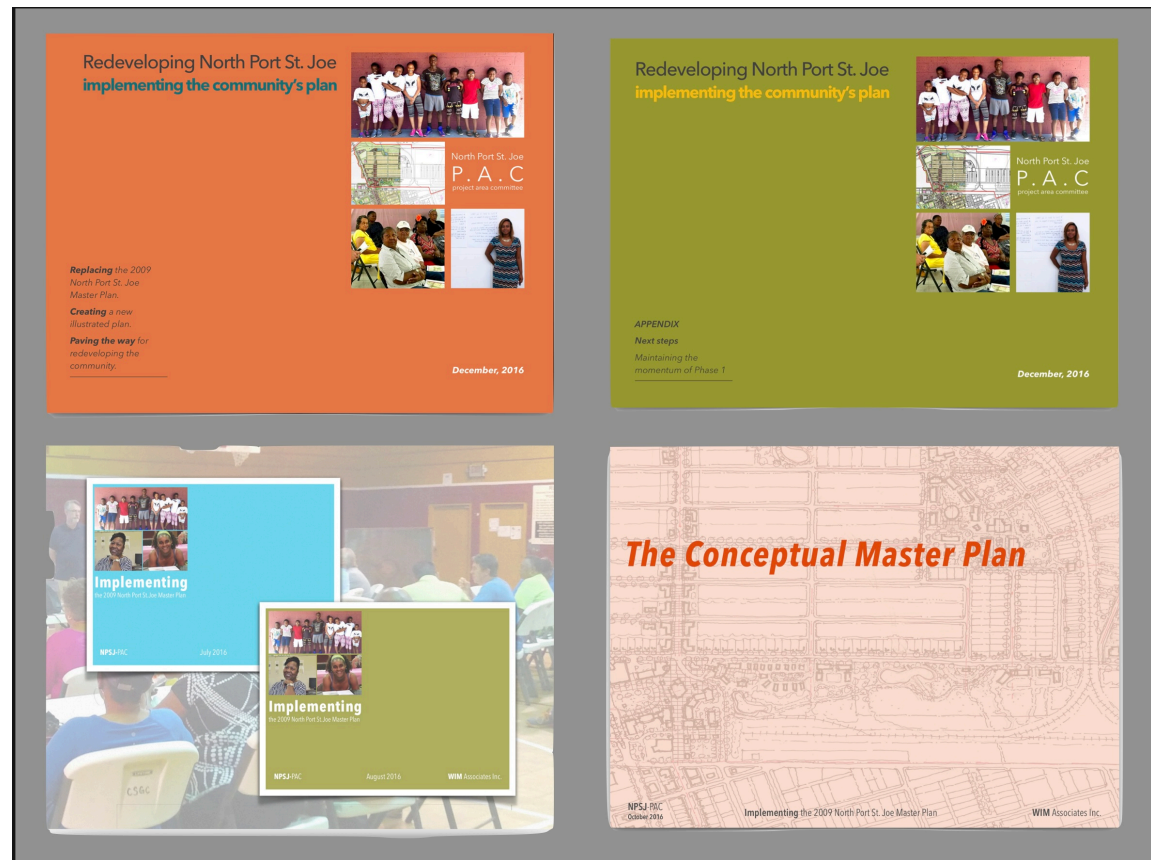
First, the orange page makes clear that, we must keep **Redeveloping North Port St. Joe**. This remains our goal. The large Green **Appendix** provides next steps that comprise a series of do-able, but large scale, projects, most of which are still waiting for **Predevelopment** to take place.

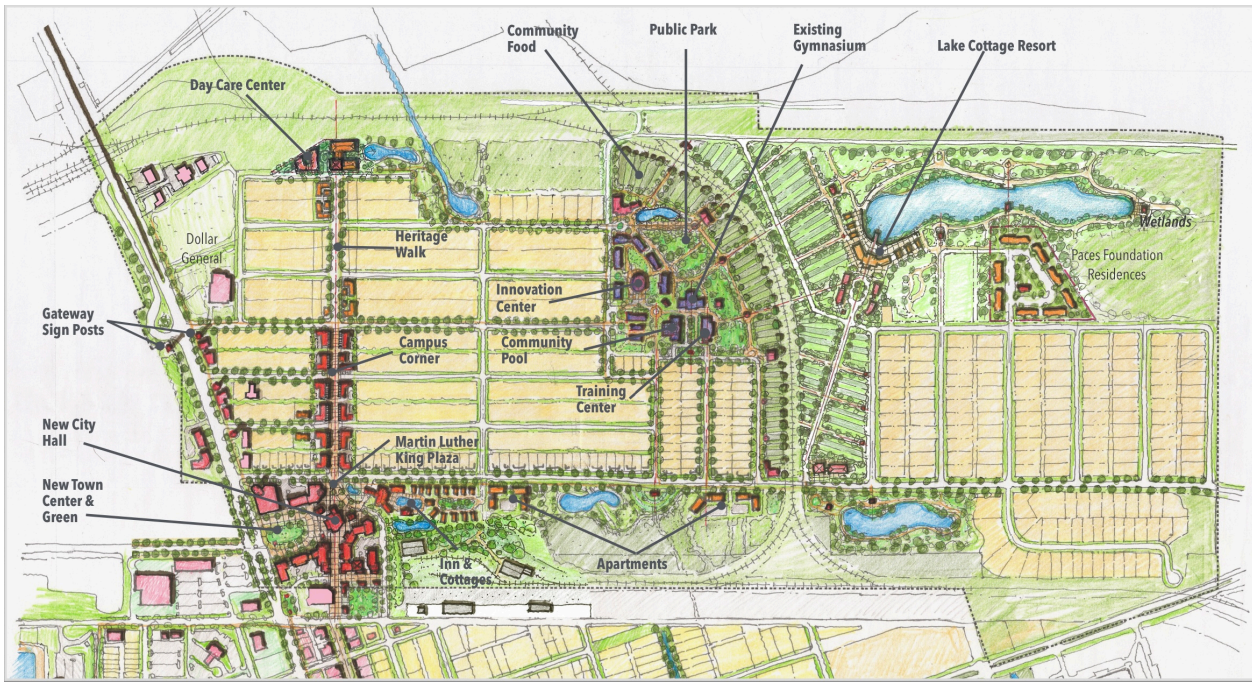
The remaining items on this page include two additional Master Plan meetings and *The Conceptual Master Plan*. It is a single page, drawn by hand by my business partner, Philip Giang. It closes the 50-page document, and creates a powerful way of bringing together everybody's ideas. A version is shown on the the page below.

This presentation recognizes the importance of *growing our community master plan*. When the 2016 Master Plan came to life there was a concern that it may go the same way as previous plans for North Port Joe. That is, they withered away, often quickly.

This Plan deserved better. It has remained a valuable component of a period that includes one of the largest Hurricanes to land in the US and, soon after, COVID19. The outcome, since 2020, has been an increase in external organizations, collaborating partners and many individuals interested in the community of North Port St. Joe and its story.

The following pages explain why it is important for the community to not only maintain its 2016 Master Plan but also add to it what is known as 'The Sock'...





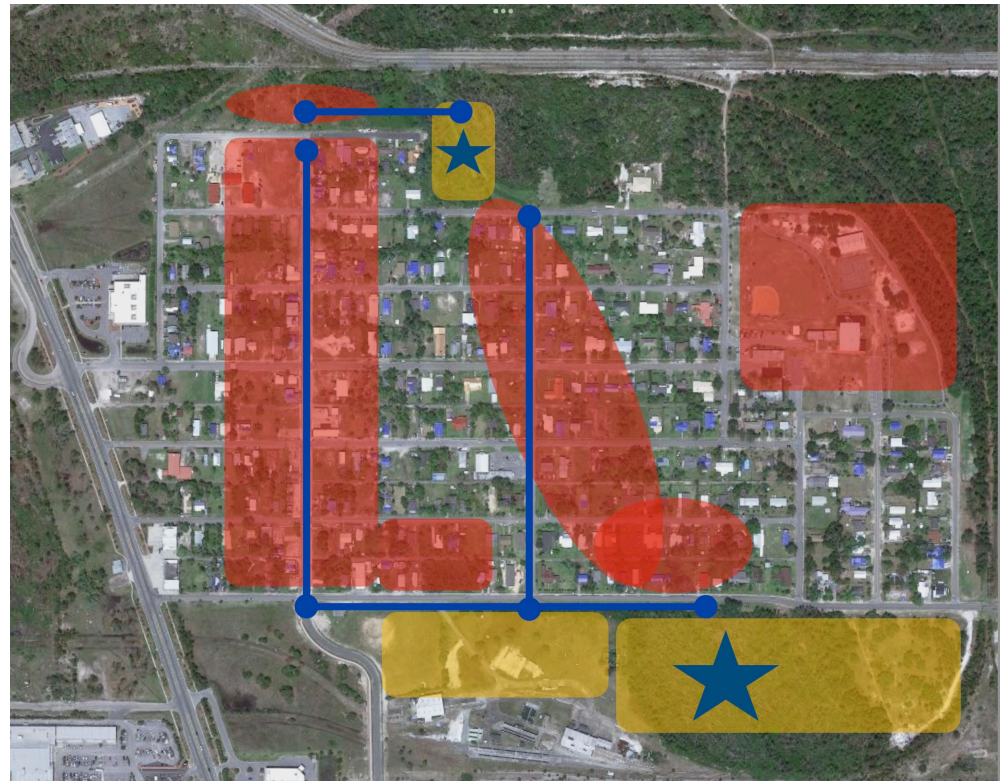
This is *The Conceptual Master Plan* that highlighted the community's belief in North Port St. Joe. A new city hall appears in the connection of Martin Luther King Boulevard with Reid Avenue. This would have been the most important improvement ever made in Port St. Joe (founded in 1909).

A reorganization of the George Washington High School and its campus, stands in the centre of the plan. It could be an important part of the entire region or a swimming pool for the entire community - or both.

Connection of the redevelopment of North Port St. Joe to the rest of Port St. Joe is entirely possible but yet to be delivered.

This lower picture is recent. It is Battles Street, one that the 2016 Master Plan missed. Between the two blue stars is an area known as 'The Sock'. It covers Battles Street and more. This land is the lowest in North Port St. Joe and has a multiple number of soils underneath it. More than 20 homes are sinking, caused by an unmapped subterranean line that was once an open creek called *Chicken House Branch*. In the late 1940s, it became a dumping ground for the nearby Paper Mill, using a rail track to ensure large amounts of its used materials could be discarded throughout the day and outside of their property.

The blue 'pipe' lines show an improved water system that connects Battles Street, MLK Boulevard and Avenue A. The yellow areas are a mix of wetland and upland that would be redesigned to create nature-based solutions for the wetlands and housing for the uplands. Organizations, including The Nature Conservancy, North West Florida Water Management District and Florida State University, have been assisting Pioneer Bay CDC for the last three years.



The work redeveloping **North Port St. Joe** continues to be important to the community. Martin Luther King Boulevard, Avenue A and Washington High School are all considered to be fundamental to North Port St. Joe. However, there is no doubt: Battles Street must be included. By creating this chart, it shows how Battles Street is part of the community's largest redevelopment plan. At the moment there are three that

The following picture, **Interlinking The Plan**, shows how **predevelopment** is underway and includes **Battles Street**. By focussing on three important projects we are able to show to the community that work and funding is now underway, on four large-scale redevelopment areas.

Three important predevelopment 'requirements' show how they connect the four fundamental plans. **Managing Stormwater** is being led by *North West Florida Water Management District*. A grant is expected later this year that will drive forward the current plan. The **Brownfields Assessment**, is an EPA program that includes funds for cleaning up land that has been blighted by poisoned materials that have seeped into the land. This is underway. Finally, **Housing and Health** are currently the most important 'requirements', especially housing. Grants have been given by Robert Wood Johnson Foundation

## Linking and Pre-developing the Community Master Plan

	MLK	Avenue A	Washington HS	Battles Street
Managing Storm Water (MSW)	Links to Ave A & Battles Street will improve MSW.	Connects MLK to the 5 acre and 11 acre sites.	Will need MSW, should housing within the campus proceed.	MSW likely to be piped below the Street, <i>unless</i> the Chicken House Creek is restored
Brownfields Assessments	Clean up required: - Gas station(s) - The Laundry - Ave G's 1.6 acres	Clean up required: - 5 acres - 11 acres	Assessment, adjacent to rail tracks, may be required.	Identifying both Chicken House Creek and toxicity
Housing and Health (H&H)	Apply the zoning's mixed use overlays to include affordable housing	Focus housing and nature-based solutions on the 5 & 11 acres	Widen the use of the campus by adding H&H to the proposed community centre	Recover the destruction to homes caused by subsidence