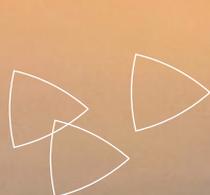




ST. PETERSBURG
DOWNTOWN
PARTNERSHIP



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DOWNTOWN ST. PETE DEVELOPMENT GUIDE

ST. PETERSBURG, FLORIDA

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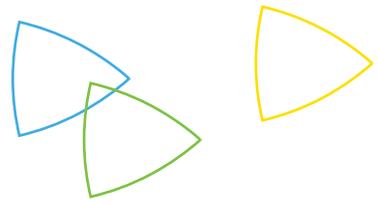
Tampa Bay Rays

Tampa Bay Rowdies

Visit St. Pete/Clearwater



Creating a Shared Vision



Downtown St. Pete is in the midst of transformative change. Once a sleepy, coastal community favored by retirees, it has evolved into a dynamic urban center, attracting top talent in tech, design, finance, and art. Over the next decade, the Downtown Partnership forecasts public and private investments approaching \$8 billion will be spent in our city center. We are committed to helping to manage this change.

St. Petersburg is located within the 18th largest Metro area in the U.S. Though Downtown proper occupies less than 2.5 square miles, its location offers many big city amenities without losing the charm of a small town.

Sidewalk cafes illuminate main corridors of Downtown with laughter and life, cultural institutions welcome visitors in droves with permanent and rotating exhibits, professional sports teams fill seats with cheering fans, and pets are part of the family, happily welcomed at most outdoor restaurants and numerous dog parks. Annual events inject the city with vibrancy and green space is not an afterthought—it is central to our history and the smart development taking place daily.

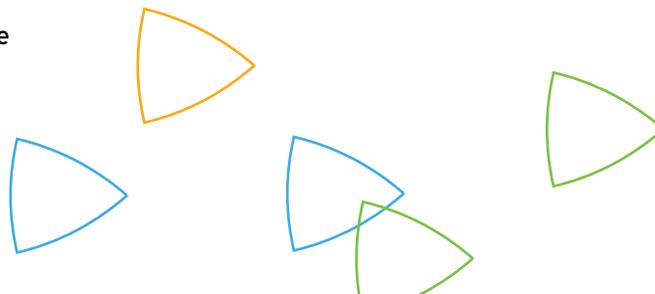
Our skyline continues to rise with commercial and residential projects underway—spurred by demand from relocating and growing companies along with new residents who want to call Downtown home. The personality of our Downtown is multifaceted with a

dynamic array of venues, industries and initiatives. Our distinct districts weave together technology, art, science, sports, entertainment and professionals into the tapestry of Downtown St. Pete.

The Downtown Partnership is committed to helping manage our city's evolution. We focus on long-term consequential initiatives that will have a lasting impact on Downtown. We hope to enhance environmental stewardship; plan for technological, demographic and climate changes that will impact our urban center; support our cultural, entertainment and sports assets; and enhance the sense of place that sets it apart from other communities.

This Downtown Development Guide is designed to help citizens, developers, business leaders and policy makers better understand the current state of Downtown as we plan for the future. As our city grows, we will continue to advocate for smart development and thoughtful public policies as we create a shared vision for Downtown St. Pete.

Melissa Seixas, Chair
Derek Houston, Vice Chair
Jason Mathis, CEO



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Downtown St. Pete

BY THE NUMBERS

28,419

DOWNTOWN EMPLOYEES

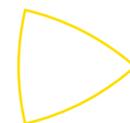


2.0M+

DOWNTOWN OFFICE
SPACE SF

7.1%

DOWNTOWN OFFICE
SPACE VACANCY



31,500

DOWNTOWN ON & OFF-STREET
PARKING SPOTS

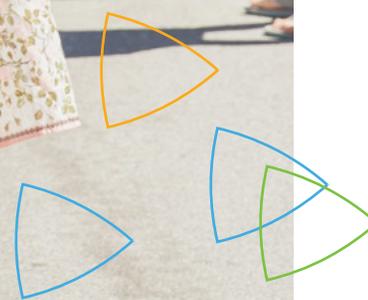


Photo: City of St. Petersburg; Sources: ESRI, U.S. Census Bureau: American Community Survey 2017, Pinellas County Property Appraiser, U.S. Census Bureau: Business Patterns 2016, Pinellas County Property Appraiser, Cushman & Wakefield, St. Pete Rising, U.S. Census Bureau: On the Map 2015, Visit St. Pete/Clearwater: Visitor Profile YTD Q1 2019, U.S. Census Bureau: American Community Survey 2017, City of St. Petersburg, St. Petersburg Downtown Partnership, ESRI

15,545

DOWNTOWN RESIDENTS

2,250

DOWNTOWN CONDO UNITS

3,000

DOWNTOWN APARTMENT UNITS

65%

DOWNTOWN RESIDENTIAL GROWTH

VISITORS

1,581

DOWNTOWN HOTEL ROOMS

52%

DOWNTOWN HOTEL ROOM GROWTH

14.3M

ANNUAL COUNTY VISITORS

\$8.5B+

ECONOMIC IMPACT OF VISITORS

WORKFORCE

\$1.2B

WAGES PAID IN DOWNTOWN

420,000+

EMPLOYEES WITHIN 30 MINUTE COMMUTE OF DOWNTOWN

192,753

REGIONAL STUDENT ENROLLMENT IN PUBLIC/PRIVATE COLLEGE

74,527

REGIONAL VETERAN POPULATION UNDER 55

ECONOMY

\$2.0B

DOWNTOWN RESIDENTIAL PROPERTY VALUE

\$1.5B

DOWNTOWN COMMERCIAL PROPERTY VALUE

\$1.2B+

NEW DEVELOPMENT ESTIMATED VALUE

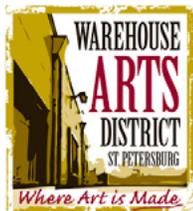
\$230M+

DOWNTOWN RETAIL SALES

Downtown Districts

Downtown St. Pete has become a destination for corporations, visitors, boutique retail, restaurants and cafes, breweries, artists, art enthusiasts, foodies, the nautically inclined and more.

Downtown provides a setting where multiple interests and passions converge. Galleries showcase work and wares from local artists; building facades are painted with murals; rotating exhibits continually introduce new intrigue; sporting venues attract fans; boats set sail while tenants watch from the office towers nearby; students pursue advanced degrees under the watch of scientists leading studies from the Gulf of Mexico to Antarctica; medical professionals hone their skills and practice complex procedures on innovative, high-tech simulation tools in the largest simulation center in the state; events lure attendance from the immediate community and beyond; and live performances bring life to Downtown's state-of-the-art venues and open air performance spaces.



A. Central Arts District

A day in the district includes a cultured art experience from local cuisine, unique boutiques, art galleries, live music, art studios, fresh brewed coffee, handmade gifts, craft beer and more.

B. Deuces Live District

The district has worked tirelessly on the revitalization efforts of its corridor to create a vibrant community that attracts businesses and consumers while preserving its history and heritage.

C. EDGE District

An award-winning Main Street district, it is devoted to sustaining and preserving its unique character. It features restored buildings, landscaped corridors, public art and eclectic shopping, dining and cultural experiences. The district's authentic, safe and beautiful environment promotes a connected, active community.

D. Grand Central District

This designated Main Street district hosts many events and festivals throughout the year and is surrounded by historic neighborhoods. It is home to a myriad of galleries, studios, antique stores, museums, restaurants and unique shops and hosts a vibrant nightlife.

E. Innovation District

This district is the professional home to thousands of scientists, doctors, educators and entrepreneurs working together in higher education, marine science, healthcare, business incubation and media fields.

F. MLK Business District

Founded in 1994, the district is a growing association of business owners dedicated to supporting each other, expanding businesses, and strengthening their presence in the community.

G. Pier District

The new Pier District will offer interactive experiences for visitors. Its exploration and activity areas will provide a multitude of flexible programs and experiences for both tourists and the local community, from children to seniors, nature lovers to boaters, fishermen to fine diners.

H. Warehouse Arts District

A cultural arts destination dedicated to building a flourishing community through artistic endeavors, support and highly curated art. It is comprised of a thriving community of over 300 businesses that support artistic outreach and community revitalization.

I. Waterfront Arts District

This district is home to world-class museums, performing arts venues, waterfront galleries, shopping, dining, nightlife, movies, lush green parks and outdoor festivals and performances.

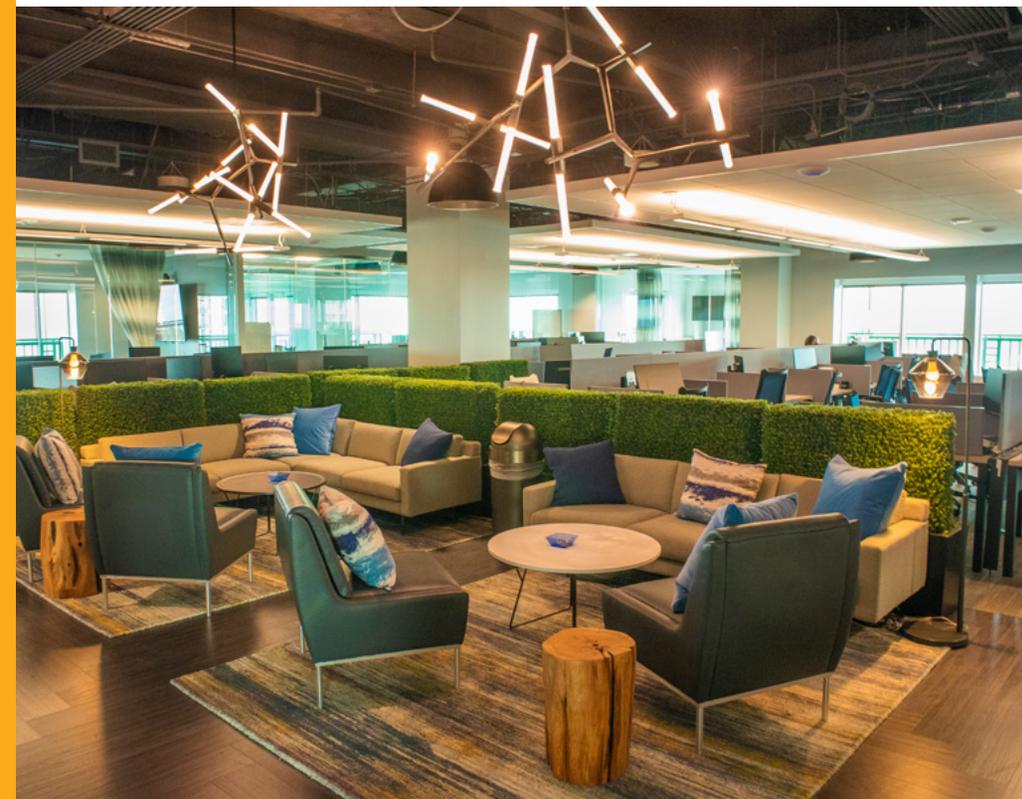
The Office Market

Downtown St. Pete's geography puts it at an advantage—Florida is a very attractive place for businesses. The most recent CNBC America's Top States for Business report ranks Florida fourth for access to capital, seventh for technology and innovation, eighth for infrastructure and ninth for the general economy. Florida is the only state in the South ranking within the top 10 on the Tax Foundation's 2019 State Business Tax Climate Index.

The state's taxation for individuals and corporations makes it economically advantageous; individual state income tax is 0%, and the corporate tax is at a relatively low flat rate of 5.5%. Florida also has a number of tax deductions.

Florida's Tax Rankings Against the United States:

- #4** Overall Tax Ranking
- #6** Corporate Taxes
- #1** Personal Income Taxes



	Corporate Income Tax (%)	Personal Income Tax (%)	Sales Tax (%)
Austin, TX	1.0	0.00	8.25
Dallas/Fort Worth, TX	1.0	0.00	8.25
Houston, TX	1.0	0.00	8.25
Charlotte, NC	3.0	5.25	7.25
Orlando, FL	5.5	0.00	6.50
St. Petersburg, FL	5.5	0.00	7.00
Miami, FL	5.5	0.00	7.00
Tampa, FL	5.5	0.00	8.50
Atlanta, GA	6.0	1-5.75	8.50
Nashville, TN	6.5	2.00	9.25

Source: Tax Foundation



St. Pete Central Business District Stats:

2.0M+ SF Commercial Office Space

72% Class A

7.1% Vacancy Rate

\$30.84 Asking Rent

In addition to a favorable tax climate in Florida, local office costs are attractive to relocating companies.

	Total SF	Available SF	Vacancy (%)	Asking Rents (\$)
Class A	1,461,477	133,412	9.1	31.58
Class B	514,714	11,537	2.2	23.30
Class C	62,111	0	0.0	N/A
Total	2,038,302	144,949	7.1	30.84

Source: Cushman & Wakefield: Q2 2019 Market Stats

Strong demand for office space has driven St. Petersburg's vacancy rates to single-digit levels. While these statistics represent the lowest vacancy rate among its peer markets, rental rates remain competitive.

"We have seen tremendous absorption within the last 12 months and the amount of available office space has dwindled to all-time lows. St. Pete's growing ability to attract a range of organizations in the fields of finance, marine science, medical, technology and education creates a diverse business environment that complements our local flair. We have become the envy of many other U.S. downtowns as strong economic drivers, availability of educated workforce, low cost of living, and access to airports and major freeways blend together with our vibrant culture, incredible weather and overall quality of life to make St. Pete not only a great place to do business, but also to live."

Wendy Giffin, Director, Cushman & Wakefield

Market	Asking Overall Weighted Rental Rates (\$/SF)	Overall Vacancy Rate (%)
St. Petersburg, FL	30.84	7.1
Orlando, FL	23.33	9.3
Austin, TX	38.50	10.6
Charlotte, NC	28.79	10.8
Nashville, TN	27.42	11.6
Miami, FL	39.77	12.8
Tampa, FL	27.15	12.8
Atlanta, GA	27.05	15.7
Dallas/Fort Worth, TX	26.92	19.3
Houston, TX	29.09	20.6

Source: Cushman & Wakefield

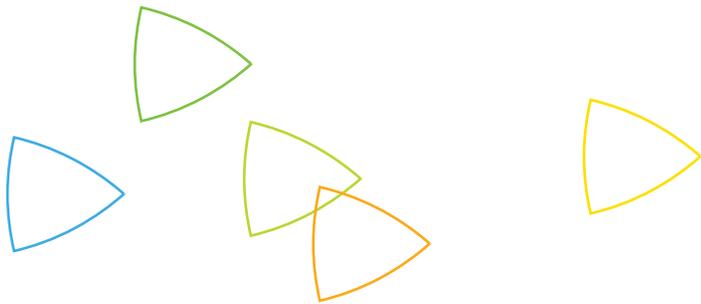
Numerous mixed-use projects are in the planning stage that will further change Downtown's skyline. The city projects 20% growth in square footage of office space over the next few years through public-private partnerships.

The Office Market

Downtown's office market continues to thrive amidst a shifting employee profile. Millennials represent nearly 50 percent of the U.S. workforce. Their expectations for lifestyle balance, choices in office configurations, access to amenities and proximity to home are becoming more important to companies who want to attract the best and brightest talent. Downtown St. Pete has responded with extensive renovations of existing office space to incorporate the amenities in high demand, reconfigurations of traditional floorplans, restorations of historic buildings, and plans for the next generation of new office construction.

"Synzi relocated its HQ to Downtown St. Petersburg in mid-December 2018. The location at 200 Central reflects our commitment to cutting-edge technology as Downtown St. Petersburg is emerging as a "hub" and "hot spot" for talented professionals in the technology and healthcare fields. Our new office space has been custom-designed to enable Synzi team members to "live/breathe" our core values: Collaboration, Integrity, Commitment, Ingenuity, and Accountability."

Lee Horner, CEO, Synzi



Traditional Office Space

Featured: Spirion

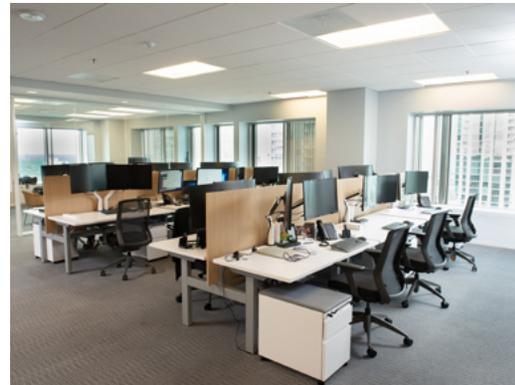
Provides private office areas for sensitive meetings and discussions, as well as collaborative shared areas.



Coworking Office Space

Featured: Station House

Serving primarily small businesses and startups, these spaces provide a shared desk, and in some cases an office, for a designated time period; amenities, spaces, and appliances are also shared.



Open Office Plans

Featured: Dynasty

Seen frequently in creative industries where heavy collaboration takes place; frequently accompanied by wood floors, high ceilings, large windows, and break amenities.



Historical Conversions

Featured: Pyper, Inc.

Downtown St. Pete has countless historic buildings, which have been carefully renovated to suit today's needs while protecting yesterday's stories.

Notable Existing Office Buildings



200 Central
200 Central Ave
295,000 sq ft



First Central Tower
360 Central Ave
244,000 sq ft



City Center
100 2nd Ave S
242,000 sq ft



490 First
490 1st Ave S
240,000 sq ft



Duke Energy
299 1st Ave N
227,000 sq ft



Morgan Stanley Tower
150 2nd Ave N
188,000 sq ft



Plaza Tower
111 2nd Ave NE
187,000 sq ft



Bayboro Station
263 13th Ave S
81,000 sq ft



SunTrust Tower
300 1st Ave S
61,000 sq ft



Synovus Bank Building
333 3rd Ave N
48,000 sq ft

Major Downtown Tenants

- American Express (Serve)
- Bank OZK
- Bayfront Health
- BB&T
- Duke Energy
- Dynasty Financial Partners
- iQor
- Johns Hopkins All Children's Hospital
- Kobie Marketing
- L3Harris Technologies
- Merrill Lynch
- Morgan & Morgan
- Northern Trust
- Poynter Institute
- Raymond James & Associates
- Regus
- Spirion
- St. Anthony's Hospital
- SunTrust Bank
- Synzi
- Times Publishing Co.
- Traub Lieberman Straus & Shrewberry
- Trenam Law
- UBS Financial Services
- University of South Florida College of Marine Science
- University of South Florida St. Petersburg
- UPC Insurance
- U.S. Coast Guard
- U.S. Geological Survey
- Wells Fargo

The Housing Market

Residents who call Downtown St. Pete home are well-educated, financially stable and diverse. As a result of new construction, Downtown grew by nearly 2,000 residents over the past five years (+13%) and with more than 3,500 units planned in and immediately surrounding Downtown, that growth trajectory will only continue. Millennials (age 25-34) are the fastest growing population cohort within Downtown St. Pete, followed by Baby Boomers.

A major contributor to growth is that Downtown St. Pete is increasingly capturing the attention of numerous companies in the tech sector, bringing an influx of new jobs and employee relocations. Factors like walkability, food and craft beer, the arts scene and live performance venues provide a balance to the quality of life these employers know their current and future talent seeks.

Downtown St. Pete is in a unique position that facilitates diversity. Within two miles of the Downtown Central Business District there are apartments, condos, townhomes and ample single family homes. This broadens the scope of who can be comfortably and happily accommodated, from single residents, those with roommates, DINKs, families with children, multigenerational households and more.

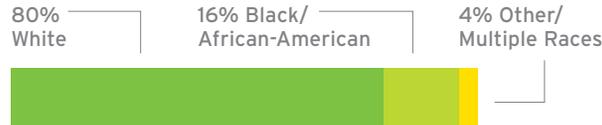
Population

15,545

Key Segments of the Downtown Population:

Student Residents	Student Commuters	Veteran Residents
1,287	4,219	1,399

49% Male
51% Female



49 Median Age
69% College Educated



Single Family

There are 1,609 single family homes registered with the Pinellas County Property Appraiser; however, the majority of Downtown St. Pete residents are housed in multifamily units.

Multifamily



Condos

There are more than 50 condominium properties.



Attached

There are more than 900 attached/duplex/triplex/fourplex units.



Apartments

There are more than 20 apartment properties.

Sources: Smith & Associates Real Estate, Pinellas County Property Appraiser

Downtown has less than four months supply of inventory and the time on market is less than 20 days. Under construction and planned multifamily construction is estimated to increase the Downtown population by 30-40%.

Affordable Housing

Housing affordability is a priority for the City of St. Petersburg. Like other successful cities, St. Petersburg is using a variety of tools to increase the supply of market rate and affordable housing to ensure housing opportunities for residents. To achieve this goal, the City created a comprehensive 10-year strategy entitled: *St. Petersburg's Housing Plan: For All, From All*. The plan, unveiled in July 2019, brings together existing and new programs to positively impact the cost of housing for thousands of residents.

The plan establishes goals over a 10-year period to increase the supply of affordable and market rate multi-family housing, affordable single family housing and accessory dwelling units. In addition, the plan establishes a goal of assisting more than 3,000 current homeowners to stay in their existing homes. The City intends to achieve these goals through incentives in the land development regulations, additional funding and the use of City owned land.

The plan will begin in January 2020, and the City will be monitoring the progress on a continuous basis. New tools and programs may be added to the plan as opportunities arise to help the City achieve their goals.

Key Elements of the Plan Include:

Subsidizing the creation and preservation of 2,400 affordable multi-family dwelling units.

Enabling the purchase of 500 affordable single family homes.

Providing 150 buildable lots for the construction of affordable single family homes.



Delmar 745: The recently completed 12-story, 65 apartment development Delmar 745 provides residents with energy-efficient appliances, bicycle spaces, balconies and shared amenities like a computer room and fitness center.

Enabling 3,200 low and moderate income homeowners to remain in their homes through rehab programs.

Encouraging the construction of 300 accessory dwelling units.

Increasing the supply of market rate, multi-family housing through new and expanded zoning categories permitting higher densities.

The Housing Market

Beyond the immediate boundaries of Downtown St. Pete, surrounding neighborhoods offer a pool of talent for relocating businesses, welcoming communities for employees who are relocating, housing choices for every lifestyle and options for varied income brackets—all at favorable commute times.



A. Feather Sound

Most residents own their homes in this suburban, golf course community, which offers a short commute to Downtown St. Pete, both airports, beaches and schools. Condos, townhomes, single family and waterfront estates start in the mid \$100K-\$500K.

B. Pinellas Park

Centrally located in Pinellas County, Pinellas Park has a large equestrian community with an arena, as well as horse trails throughout the neighborhoods. This diverse neighborhood has mobile homes, condos, duplexes and townhomes up to luxury estates priced from \$50K-\$3M.

C. Allendale

Historic homes built in the early 1920's are prominent in Allendale while new construction continues to flourish. Home buyers seek Allendale for single family homes, mostly on oversized lots, with streets lined in cobblestone and giant oak trees. Prices range from \$250K-\$2M.

D. Venetian Isles & Shore Acres

These upscale waterfront communities are located on manmade islands crisscrossed with deep-water canals. These neighborhoods are popular with boating enthusiasts. Single family homes range from \$300K-\$3.5M.

F. Crescent Lake & Crescent Heights

A 20.7 acre lake and a 52.5 acre public park with a children's playground, a dog park, tennis courts and ball park are what drives people to Crescent Lake and Crescent Heights, featuring single family architectural styles such as craftsman, postwar, ranch, minimal traditional, tudor, Spanish eclectic, and Dutch colonial ranging from \$200K-\$1.7M.

G. Kenwood

Historic bungalows and moderately upscale homes sit on tree-lined, brick streets; townhomes are on the rise. Historic Kenwood prides itself on being St. Petersburg's "Neighborhood of the Arts," home to painters, potters, quilters, jazz musicians, opera singers, concert pianists, writers, and dancers. Housing prices range from \$300K-\$600K.

H. Gulfport

An artist's paradise, with art walks, eclectic galleries, festivals and a farmer's market, Gulfport is a charming, historic town with colorful cottages, its own beach, nature preserve, fishing pier, and without any chain stores. Condos, townhomes, single family and luxury waterfront homes range from \$150K-\$2.5M.

I. Pinellas Point

You will find Pinellas Point at the southern end of Pinellas County's peninsula. The community is famous for its Pink Streets. Condos, townhomes and single family homes, including newer construction, range from the low \$100K up to million dollar waterfront estates.



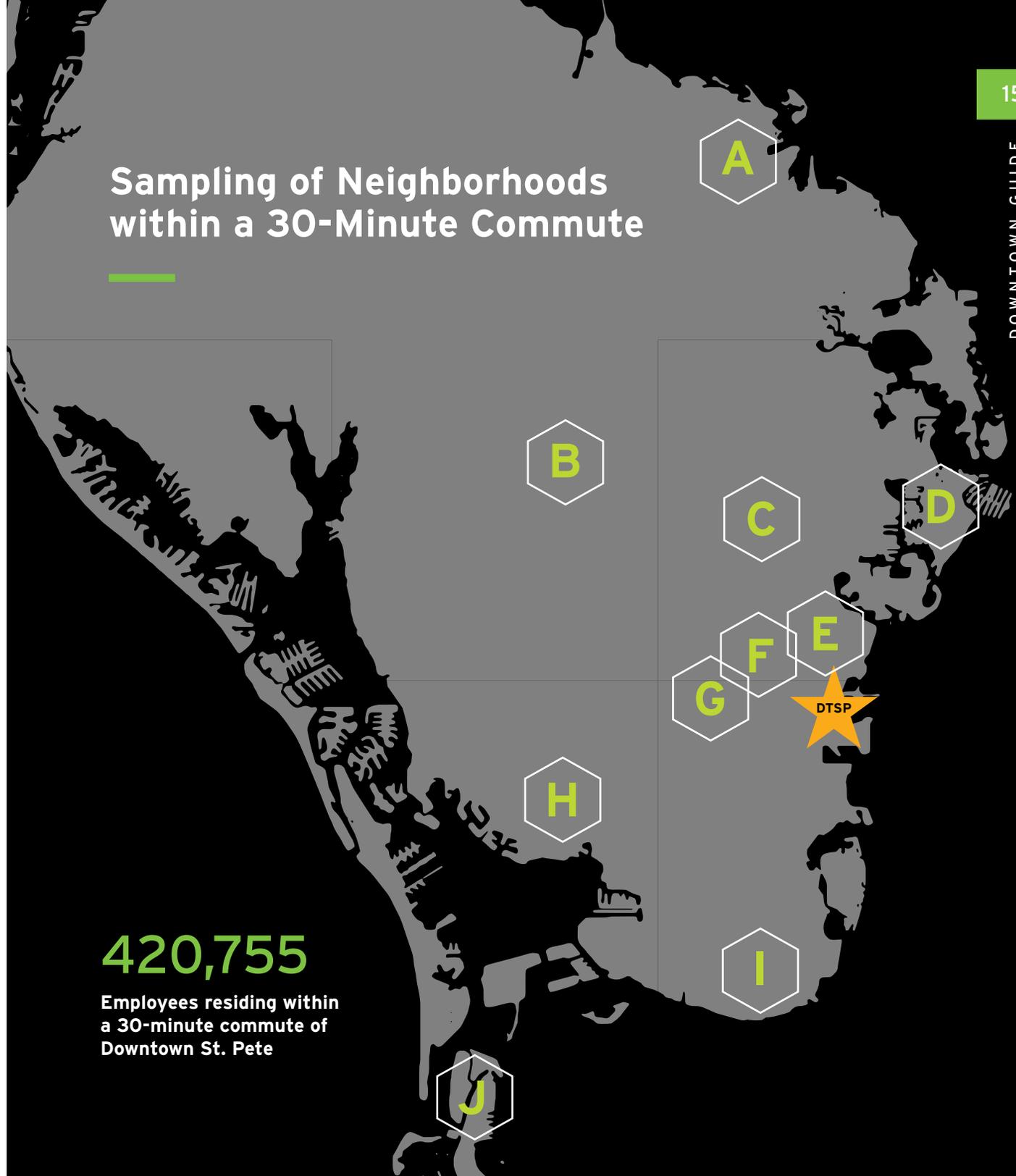
E. Old Northeast

Old Northeast is a sought-after neighborhood adjacent to Downtown St. Pete. Waterfront green space, brick streets, granite curbs, hexagon block sidewalks, brick alleys, mature trees and lots of welcoming front porches contribute to the neighborhood's charm. From bungalows to waterfront estates, homes range from \$400K-\$2M.

J. Tierra Verde

Tierra Verde is a tropical oasis exemplifying Florida waterfront living. Condos, townhomes and single family homes are surrounded by water. At the southern end of the island is Fort De Soto, a county park with camping, a dog beach, public beaches and boat ramps. Housing prices range from \$250K-\$2M.

Sampling of Neighborhoods within a 30-Minute Commute



The Housing Market

Many of the neighborhoods identified fall within the City of St. Petersburg—the largest city in Pinellas County and the fifth-largest city in the state of Florida.

Sperling's Best Places Index indicates that the City is extremely competitive on the housing front. In the table that follows, 100 represents the U.S. average. While St. Petersburg's median home costs are nearly 13% higher than the U.S. median, it significantly outperforms peer markets of Orlando, which is 22% higher; Atlanta, which is 27% higher; Nashville, 34% higher; Miami, 74% higher; and Austin at 85% higher. St. Petersburg is on par with peer markets Tampa and Charlotte.

	Housing Index	Median Home Cost (\$)
Houston, TX	94.0	175,700
Dallas, TX	100.4	187,700
Charlotte, NC	112.4	210,200
St. Petersburg, FL	112.5	210,400
Tampa, FL	112.8	211,000
Orlando, FL	122.2	228,600
Atlanta, GA	126.6	236,700
Nashville, TN	134.0	250,600
Miami, FL	174.3	326,000
Austin, TX	185.3	346,500





The inventory in St. Petersburg and throughout the larger Metro area continues to grow through new residential development. For those looking to build, market conditions in St. Petersburg are favorable for new construction. The Metro area ranks #6 against all metros in the U.S. for authorizations of new, privately owned housing units.

1. Houston-The Woodlands-Sugar Land, TX
2. New York-Newark-Jersey City, NY-NJ-PA
3. Dallas-Fort Worth-Arlington, TX
4. Los Angeles-Long Beach-Anaheim, CA
5. Washington-Arlington-Alexandria, DC-VA-MD-WV

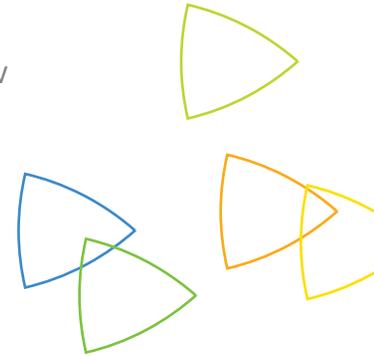
6. Tampa-St. Petersburg-Clearwater, FL

7. Atlanta-Sandy Springs-Alpharetta, GA
8. Phoenix-Mesa-Chandler, AZ
9. Denver-Aurora-Lakewood, CO
10. Miami-Fort Lauderdale-Pompano Beach, FL

Source: U.S. Census Bureau: Permits by MSA Jan 2019 YTD

Many of Downtown's newest employees have relocated from tech hubs of Atlanta, NYC, Chicago and Silicon Valley. Homes in these competing markets are in large part significantly newer than those in our region. The expectation for high ceilings, ample storage space, large closets and brand new appliances cannot fully be met by the existing inventory of homes—many of which are historic homes or two-bedroom bungalows. This is when new construction becomes appealing and the numbers for the Tampa-St. Petersburg Metro Area support the trend.

According to Northstar Realty, properties closer to the water typically have a \$300-\$350 per sq ft build cost and further from the water, \$200-\$250. For many of those coming from out of market, the opportunity to build is very appealing and helps the region continually evolve through new residential development.



Education

Educational infrastructure is a topic of great interest for business owners when considering a move. Florida fares positively on a national stage with regard to the topic, factoring variables including Pre-K enrollment, standardized test scores, graduation rates, educational attainment, timeliness of graduation, college debt at graduation and tuition costs. *U.S. News* ranked Florida #3 on its *Top States for Education* list.



“Every great city has a great university, and USF St. Petersburg is an integral part of Downtown St. Pete. We contribute to a stronger economy by stimulating research, innovation and community engagement. We also build strong partnerships with local businesses and respond to workforce needs by educating citizen scholars who are helping to fuel St. Petersburg’s ongoing renaissance.”

**Dr. Martin Tadlock, Regional Chancellor
University of South Florida, St. Petersburg**



VPK

Florida was one of the first states in the country to offer free pre-kindergarten to all 4-year-olds, regardless of income. In the State of Florida, nearly 80% of children attend VPK at over 6,200 private, public and charter schools and private child care centers.

Charter Schools

Pinellas County’s 19 charter schools operate under a performance contract with the School Board, holding their board accountable for academic and financial results, as well as the school’s mission, program, goals, students served, methods of assessment and ways to measure success.

Magnet Programs and High School Career Programs

These programs prepare students for college or career through thematic curriculums in Cultural Arts, International Studies, Technology, Science and Engineering. These programs provide opportunities for industry certification in Nursing, Veterinary Assisting, Building and Construction Design, Technology, Electricity, Digital and Graphic Arts, Marine Mechanics and Game and Simulation Programming.

Fundamental Programs

The county’s 12 fundamental schools focus on parental involvement, student responsibility and self-discipline through daily homework, a dress code that exceeds that of the school district and required attendance at conferences and monthly parent meetings.

Private Schools

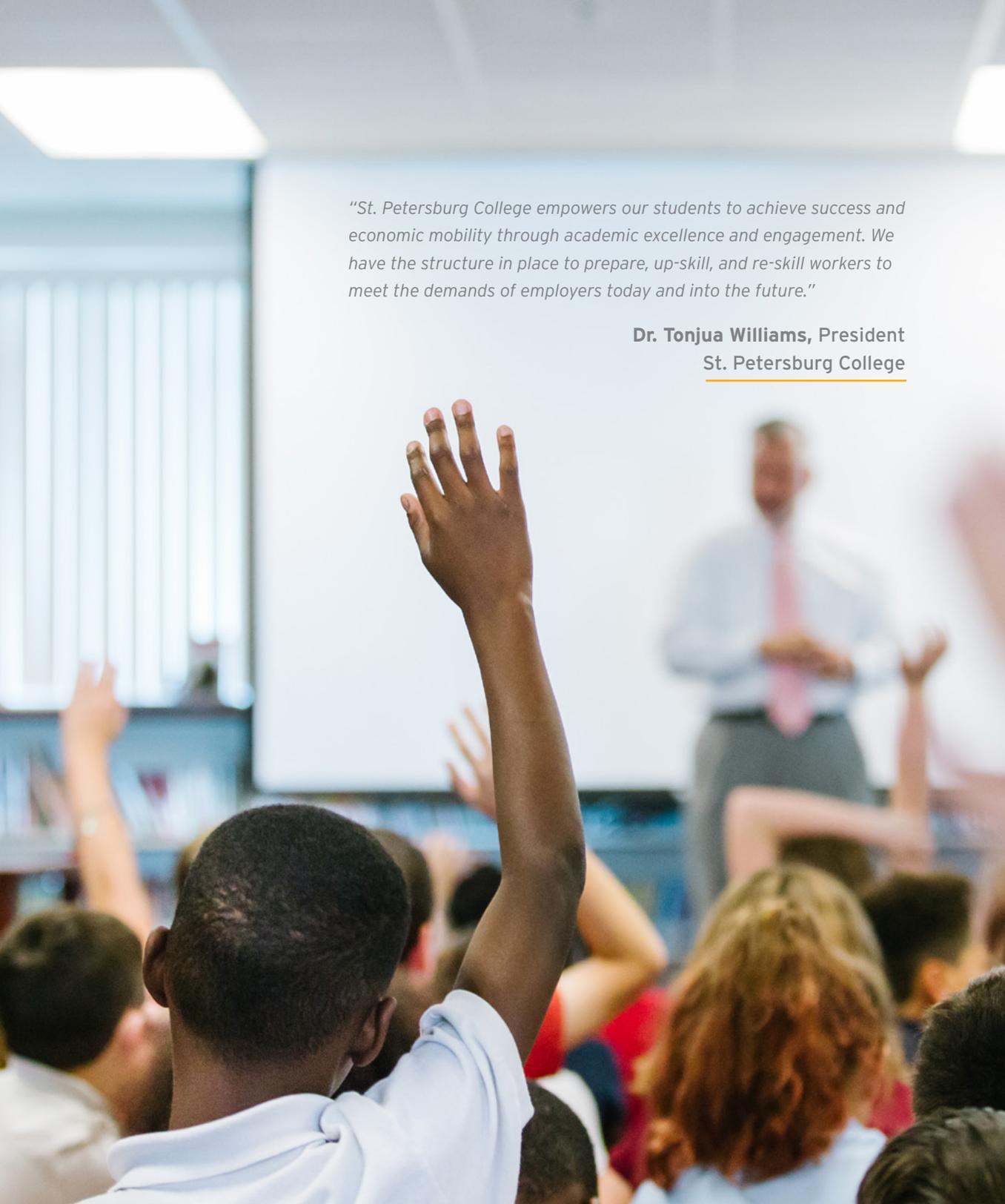
There are more than 100 private school PK-12 programs in Pinellas County, accounting for 14% of Pinellas County student enrollment. Private schools in Florida are independent-not accredited, run or funded by the Florida Department of Education.

Dual Enrollment (DE)

St. Petersburg College, University of Florida and Pinellas Technical College offer free college classes to qualified high school students in Pinellas County. These course credits help students simultaneously gain high school and college credits.

FUSE

Pinellas County higher education leaders have created a curriculum for every degree program that enables students to receive a two year Associates degree at St. Petersburg College and then take two more years at the University of South Florida to receive their Bachelors. This collaboration helps students graduate and enter the workforce faster and with lower debt at graduation than their peers.



"St. Petersburg College empowers our students to achieve success and economic mobility through academic excellence and engagement. We have the structure in place to prepare, up-skill, and re-skill workers to meet the demands of employers today and into the future."

Dr. Tonjua Williams, President
St. Petersburg College

Florida Stats

#1

Higher Education

#3

Overall Education Ranking

\$24,041

Debt at Graduation

80%

Children Under 4 Attending VPK

Pinellas County Stats

83%

Children Under 4 Attending VPK

86%

High School Graduation Rate

13,000+

Industry Certifications Earned by 5th-12th Graders

57%

5-Year Increase in Advanced Placement Students

51%

5-Year Increase in Advanced Placement Exam Scores

Employee Workforce

Environmental Systems Research Institute (ESRI) estimates there are more than 28,000 employees working within Downtown St. Pete. According to Economic Modeling Specialists International (EMSI), Downtown employment grew by approximately 13% over the past five years. Over 80% of Downtown St. Pete's employees work in health care, professional services, hospitality, finance or information fields. With the exception of hospitality employees, Downtown St. Pete earnings for the remaining four categories exceed median household incomes for the county, state and country.

"We spent a year looking for an ideal location that provided economic leverage, a high quality of life for our team, a robust infrastructure and a strong talent pool. We also wanted a location that was in the heart of a thriving and growing financial services market—and St. Petersburg was a stand-out on all fronts."

Shirl Penney, President and CEO
Dynasty Financial Partners

Employees

28,419

Average Earnings by Top Downtown Employment Categories

Finance and Insurance

\$106,611

Professional, Scientific, and Technical Services

\$73,965

Information

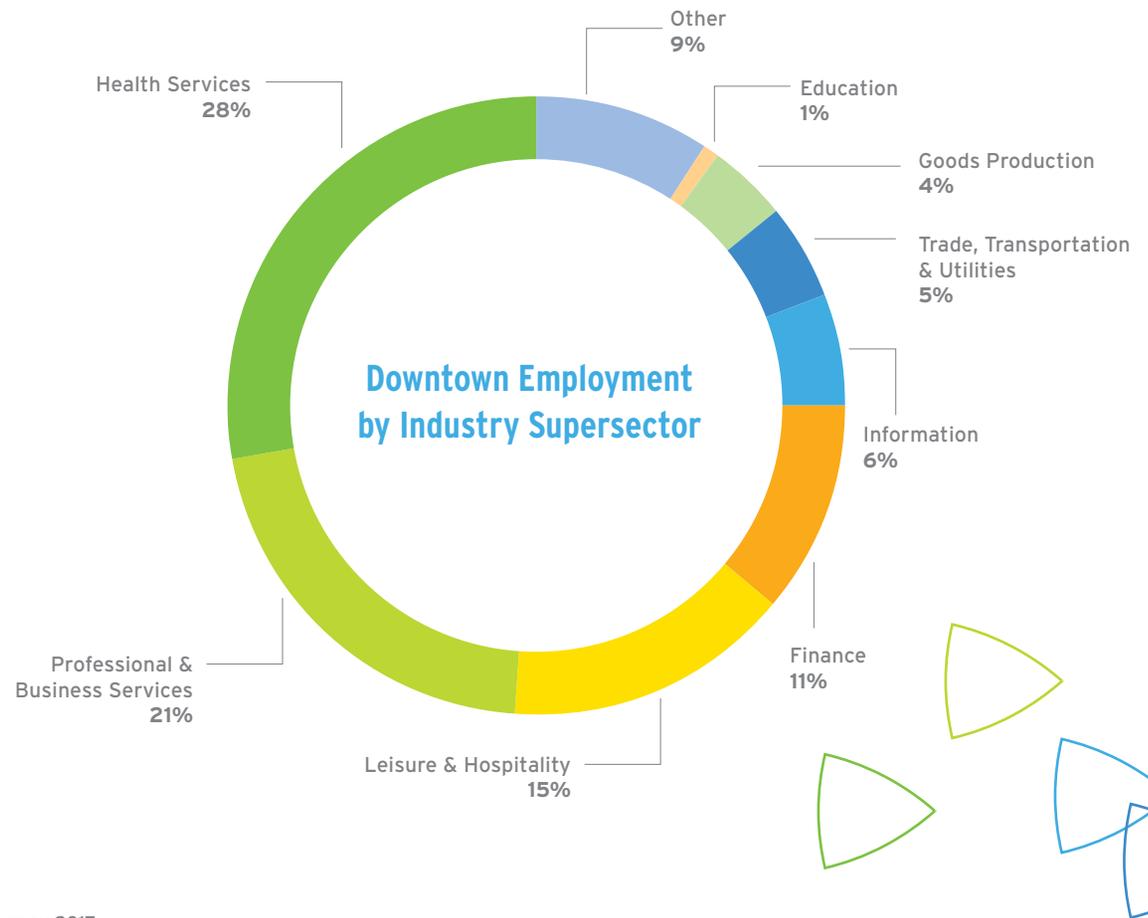
\$67,176

Health Care and Social Assistance

\$66,512

Accommodation and Food Services

\$24,544



Talent Pool in Tampa Bay

192,753

Students Enrolled
in Public or Private
College or Graduate School

19

Higher Learning
Institutions

33,000+

Degrees Awarded

74,527

Veterans Under Age 55

Downtown St. Pete's talent pipeline is robust as a result of its proximity to many educational institutions located within 20 miles of Downtown:

	Miles
St. Petersburg College, Downtown Campus	<1
University of South Florida, St. Petersburg	1
Pinellas Technical College, St. Petersburg Campus	4
Stetson University College of Law	6
Eckerd College	7
Galen College of Nursing	7
National Aviation Academy	11
Embry-Riddle Aeronautical University	18
Troy University, Tampa Support Center	18
Nova Southeastern University, Tampa Bay Regional Campus	18

Our local workforce is a major draw for Downtown's diverse mix of office tenants. The deciding factors to locate to Downtown St. Pete frequently come down to the tax structure, views, educational institutions, walkability—and the major factor—talent.

Spotlight on Three New Firms in 2019

Dynasty Financial Partners

Providing wealth management and technology platforms for independent financial advisory firms, the company relocated from New York City to Downtown St. Pete based on a rising group of talented financial services professionals in Florida. They saw the pool of young and vibrant talent within the community of St. Petersburg as a major advantage, enabling hiring professionals from diverse backgrounds at various levels of the firm who would be excited by the company's client-first culture.

L3Harris Technologies

Supplying security and detection systems for aviation, transportation, government and critical infrastructure, the company said farewell to the suburbs, consolidating several Tampa Bay operations into a single Downtown St. Pete location. As availability of tech talent in leading markets tightens, hiring momentum in smaller and upstart markets grows. Their move positioned Downtown St. Pete as #1 for tech office space deals in the Tampa-St. Petersburg Metro Area and ranked the Metro #1 on CBRE's *2019 Scoring Tech Talent* small markets report.

Synzi

This healthcare technology firm spun off from Clearwater-based Stratus Video last year. The company wanted a central location for its customers and employees, but it was critical that they create a modern tech space to attract talented developers. Synzi's full-floor suite is an open work environment facilitating collaboration and team building, with break areas and additional space dedicated to private meetings.

Development of Downtown

Downtown St. Pete's dynamic skyline is evolving by the day. Cranes across downtown are giving rise to new museum, apartment, condo, hotel and mixed-use developments, while significant acreage is still ripe for major redevelopment.

2

50-acre+ Transformational
Developments

5

Mixed-Use
Developments

17

Multifamily Residential
Developments in Progress & Planned

4

Institutional
Developments

6

New Hotel
Projects

2

Municipal
Developments

"Brian Zucker and I created our urban development blog, 'St. Pete Rising,' with a mission to cover real estate, restaurant and retail news in Downtown St. Pete with a local perspective."

Anthony Close, Founder & Writer
St. Pete Rising



High Impact Development



1. New St. Pete Pier

Municipal Development | Over half a mile in length

2. Museum of the American Arts & Crafts Movement

5 Floors | Museum | 137,000 SF

3. The Mirror

6 Floors | Office, Condo & Retail | 900 Residential Units
38,000 SF Office

4. 400 Central

40 Floors Condo & Retail | 20 Floors Hotel | 2 Towers
25,000 SF Office

5. Tampa Bay Innovation Center

2 Floors | Tech Business Accelerator | 45,000 SF

6. UPC Insurance HQ

Office | 150,000 SF | 500 Space Parking Garage



Under Construction



Planned

Transformational Development for Downtown



There are two major development sites that have the potential to completely transform Downtown St. Pete.

Tropicana Field

The Tropicana Field property, adjacent to St. Petersburg's burgeoning EDGE, Warehouse Arts and Innovation districts, is one of the largest contiguous urban infill sites in the U.S.

In 2018, the City of St. Petersburg and HKS Architects developed a conceptual master plan for the 85-acre site. The initial vision includes a walkable community with mixed-income housing, office space, room for a medical or tech hub, entertainment with dining and retail, cultural amenities, hotels, lush green space, a water feature, public art and conference center or ballpark. Planning for this site is still in an early conceptual phase.

As the site is developed, it will be important to honor the historical legacy of the site and fulfill promises made to communities impacted by development.

8.7M SF Site Development

700,00

Planned Retail SF

3,000

Planned Housing Units

1M

Planned Institutional SF

2.5M

Planned Office & Hotel SF



Pictured above: Conceptual plans for Tropicana Field Site redevelopment.

Bayboro Harbor

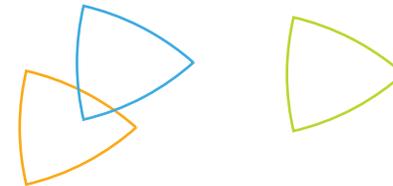
Development plans are underway in and around Bayboro Harbor. Plans call for housing, work and retail space with enhanced infrastructure to better manage rising tides and severe weather. Living spaces will include workforce housing and market rate condos. This project will help to make our city more resilient and ready to deal with a changing climate.

Enhanced public spaces will include significant access to water through a series of walkways and bridges, and the developers plan to scale down building heights and density to blend into existing established neighborhoods.

Private investors plan to spend as much as \$2 billion over the next decade developing more than 40 acres as part of the site's master plan. The developers are working with city leaders to develop a site plan that emphasizes community needs, environmental stewardship, economic development efforts and resiliency as part of the design.

"The Tropicana Field site represents an extraordinary opportunity for the City of St. Petersburg. That is why we have continued to engage the community as well as stakeholders with respect to envisioning future development of this site. The only limit to what may someday be on the site is our own imagination."

Rick Kriseman, Mayor
St. Petersburg



Residential Development

New development supports the needs of a diverse community. Residential options cater to the growing demands for balance in live, work and play. There are approximately 5,250 condo and apartment units currently in Downtown St. Pete. The combined inventory is at 90+% occupancy. In response, a number of projects are underway, as well as in planning stages. Downtown's inventory is projected to increase 65% over the next five years.

New Residential Units

1,700

Under Construction
in Downtown

1,900

Planned for
Downtown

65%

Downtown Residential
Growth

97%

Occupancy of Owned
Units in Downtown

90%

Occupancy of Rented
Units in Downtown

"We recognize the vibrant downtown economic growth of St. Petersburg and want to be a part of providing housing options. The quality of life, walkability, employment and nightlife are simply the best in Central Florida."

Kurt P. Kehoe, Vice President of Development
Florida, The NRP Group

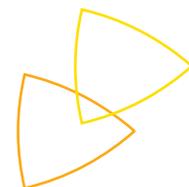
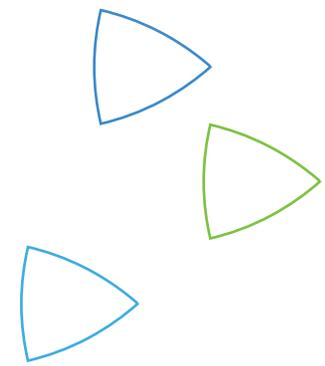
1. **Icon Central Apartments**
Apartments | 15 Floors | 368 Units
2. **Artistry Apartments**
Apartments | 6 Floors | 256 Units
3. **1701 Central**
Mixed-Use | 5 Floors | 243 Units
4. **Vantage Lofts**
Apartments | 11 Floors | 211 Units
5. **The Exchange**
Apartments | 5 Floors | 132 Units
6. **Vela**
Condos | 8 Floors | 23 Units
7. **Ascent**
Apartments | 35 Floors | 354 Units
8. **Residences at 332 2nd Ave S**
Apartments | 21 Floors | 219 Units
9. **Saltaire**
Condos | 35 Floors | 194 Units
10. **256 2nd Street N Tower**
Condos | 25 Floors | 100 Units
11. **EquiAlt Condos**
Condos | 8 Floors | 78 Units
12. **The Mason**
Apartments | 40 Units
13. **The Perry**
Condos | 12 Floors | 20 Units
14. **Blue Lotus**
Condos | 19 Floors | 18 Units
15. **747 North**
Townhouse | 4 Floors | 11 Units
16. **The Royal**
Townhouse | 4 Floors | 7 Units



Under Construction



Planned





Hotel Development

St. Petersburg has a strong tourist trade—one that is only growing. Visit St. Pete/Clearwater, Pinellas County’s convention and visitors’ bureau, tracks visitor statistics for the County. Between Q2 2018 and Q1 2019, more than 14 million people visited, which accounted for more than 6.7 million hotel nights, and a total economic impact of \$8.5+ billion. Hotel room nights increased by 3% compared to the year prior, and total economic impact grew by 6.5%. As a result, there is substantial hotel development in the pipeline for Downtown St. Pete.

1,581

Current Hotel Rooms

822

New Hotel Rooms Planned

14.3M

Annual Pinellas Visitors

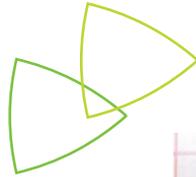
\$8.5B+

Economic Impact of Metro Visitors

\$528M

Value of Announced Hotel Development

1. **Galaxy Hotel**
Hotel | 100 Rooms
2. **The Edward**
Hotel | 83 Rooms
3. **Tru by Hilton**
Hotel | 132 Rooms
4. **AC by Marriott**
Hotel | 172 Rooms
5. **400 Central**
Mixed-Use | 200 Rooms
6. **EDGE Boutique Hotel**
Hotel | 135 Rooms



- Under Construction
- Planned

Encouraging Community Development



Capitalizing on the growth being enjoyed by Downtown and to further incentivize investment in development throughout the community, there are designated Opportunity Zones and Community Redevelopment Areas in and around Downtown St. Pete.

Opportunity Zone Program

The Opportunity Zone Program is a community development program established by the Tax Cuts and Jobs Act of 2017 to inspire long-term investments in low-income urban and rural areas nationwide. By investing in an Opportunity Zone, investors can defer and/or reduce their federal capital gains taxes. There are seven Opportunity Zones in close proximity to Downtown St. Pete, including Tropicana Field, Kenwood/Palmetto Park, Childs Park, Melrose Mercy Wildwood, Thirteenth Street Heights, Lake Maggiore and Bartlett Park/Harbordale.

Community Redevelopment Areas

There are three Community Redevelopment Areas (CRAs) in St. Petersburg. These special districts capture increases in property taxes to support economic development projects within that district. The **South St. Petersburg CRA** provides sustainable financing to assist private enterprise to create wealth and opportunity and includes assistance for the development of affordable housing and workforce readiness programs. The **Intown CRA**, which includes the Tropicana Field redevelopment site, provides ongoing financing for public improvement projects designed to spark private development in Downtown. The **Intown West CRA** capitalizes on the development surrounding Tropicana Field and the EDGE District.



City and County Support

The City and County are dedicated to positioning businesses for success. This can take the form of incentives, including the Ad Valorem Tax Exemption program, Qualified Target Industry Tax Refund, and the Grow Smarter Job Creation and Talent Attraction Program. Additionally St. Petersburg and Pinellas County collaborate with new and existing businesses on talent-matching companies with the right prospects, as well as offering employee training.

Coastal High Hazard Area

Preserving community assets from sea-level rise and damage mitigation in the event of natural disasters are top-of-mind for coastal cities like St. Petersburg. The Coastal High Hazard Area was updated in 2016, resulting in a major expansion of the overall boundary to include critical areas for economic development and urban growth. Continuing its proactive efforts, the City is proposing to increase resiliency, reduce flood risk, protect against storm surge, offer mitigation for service and infrastructure needs during major storm events, and enable safe re-occupation as quickly as possible, through higher design standards for multifamily residential development in the expanded boundary. The proposed changes will provide more flexibility for redevelopment and may allow increases in density and intensity of development.

Arts & Culture

Over the past decade, the presence of artists, writers and performers in the Metro area increased by 34%, according to the U.S. Census Bureau: Non-employer Statistics 2016. Many of these artists find a welcoming home in St. Petersburg, choosing to live, create and showcase within the community. As a result, the arts are lauded as a source of enhanced quality of life, entertainment, recreation and inspiration, but beyond that, they are applauded for being a powerhouse for the local economy; every dollar invested in the arts is returned five-fold.



Economic Impact of St. Petersburg's Creative Industry:

4.2K

Individuals Employed in Arts

\$151M

Household Income Generated

4.9M

Museum Visitors

7

Art Districts

Economic Impact County-Wide

\$241M



In addition to its robust non-profit arts and culture scene, St. Petersburg has more than 100 for-profit galleries and art studios, each one contributing to the sustained growth and economic vitality of the already vibrant arts community. A wide range of media and styles make up this creative ecosystem, showcased monthly during the St. Petersburg Art Alliance's Second Saturday ArtWalk. This

event engages artists and art enthusiasts from the Waterfront Arts District, Central Arts District, EDGE District, Grand Central District and the Warehouse Arts District. It generates over \$200K annually, not including artwork purchases, and gives attendees the opportunity to take in many of the City's 500+ murals.



Downtown Cultural Attractions

Art, live music and cultural institutions are abundant within Downtown St. Pete, where a multitude of venues call home. Investment in new attractions as well as renovations reiterate the support that exists within the community and local government. The presence of art is not confined to museum walls, however; murals throughout the community brighten facades and bring life to corners of every district—so numerous that they inspire the annual Shine Mural Festival and a mural tour, which can be enjoyed at a visitor's leisure.

10

Museums

5

Art
Cooperatives

13

Galleries

10

Live Performance
Venues

Dr. Carter G. Woodson African American Museum Exists to preserve, present and interpret African American history and to enhance our ability as a society to respect each other, value diversity and foster equal rights and social justice.

Imagine Museum This collection presents major works of American and International glass art created by founding, leading, current and emerging artists working in the field of studio glass.

Museum of the American Arts and Crafts Movement The movement is based on the philosophy that craftsmen, designers and artists enact social change. The medium spans architecture, furniture, pottery, tile, lighting, woodblock prints and photography.

Museum of Fine Arts, St. Petersburg Dedicated to serving all people by pursuing excellence in art from antiquity to the present, exhibits include African art, European paintings and American photography.

St. Petersburg Museum of History The County's oldest and State's third-oldest museum, it strives to collect, preserve and communicate the history and heritage of Florida with emphasis on St. Petersburg and the Pinellas Peninsula. The museum recently announced an \$8M renovation.

Ted Williams Museum & Hitters Hall of Fame Dedicated to some of the greatest players of our national pastime, fans can view an array of different

artifacts and pictures of the *Greatest Hitter that Ever Lived*, Ted Williams, as well as Willie Mays, Joe DiMaggio, Mickey Mantle, Roger Maris and Sadaharu Oh.

The Chihuly Collection A stunning, permanent collection of world-renowned artist Dale Chihuly's unique, large-scale installations, the entrance is marked by an iconic 20-foot sculpture created especially for the site.

The Dalí Museum The country's largest single-artist museum and the most-visited art museum in Florida, draws up to 400,000 annually—a majority of whom plan their trip around a visit to the museum. The museum is planning a 2-year, \$38M expansion.

The Florida Holocaust Museum One of the largest Holocaust museums in the country, the museum is dedicated to teaching members of all races and cultures the inherent worth and dignity of human life in order to prevent future genocides.

The James Museum of Western & Wildlife Art Through exhibitions and education programs, the museum emphasizes the core values of art: action, fortitude, heritage and integrity.

The Pinball Arcade Museum Offering a chance to revisit childhood, the museum houses 60 pinball and arcade machines from the '80's and '90's.

Events

Downtown St. Pete is alive with events, from small gatherings, to large public affairs, cultural showcases, festivals, sporting events, live performances and more. The City draws an estimated 10 million event visitors annually. Visit St. Pete/Clearwater estimates more than 1,000 events are held every year.

Downtown St. Pete hosts annual events that have major economic impact on the local economy.



Localtopia



Helly Hansen NOOD Regattas



Shine Mural Festival



Santa Parade & Tree Lighting Snowfest



Grand Prix The IndyCar Series race opener is the largest spectator event in Pinellas County with 150,000 people coming through the gates yielding an economic impact of more than \$40 million.



St. Pete Pride Downtown hosts the largest pride celebration in Florida and the second largest in the Southeast. The week-long series of events attracts approximately 250,000 attendees and boasts an economic impact of more than \$22 million.



Mainsail Arts Festival This top-rated fine arts event attracts over 250 exhibitors and 100,000 visitors from near and far to enjoy and purchase quality art and enjoy top name entertainment. 2020 marks its 45th year.



Tampa Bay Blues Festival For the past 25 years, some of the biggest names in blues music have taken Downtown's waterfront stage during this three-day festival attracting an estimated 10,000 attendees.



Martin Luther King Jr. Parade Thousands attend this parade and family festival—the longest-running parade honoring MLK in the country.



St. Anthony's Triathlon One of the longest-running triathlons, downtown hosts more than 3,000 athletes over the course of the weekend event.



First Night The region's only family-friendly New Year's Eve event in Downtown, this community celebration of the arts includes eight hours of music, dance, aerial arts, silent disco, fire, bubbles, puppets, creative fun, fireworks, a scavenger hunt and more.



Recurring Events

In addition to its annual events, numerous recurring events draw in residents and visitors alike for weekly, monthly and seasonal activities. Events appeal to the sports enthusiast, the social butterfly, the shopper, the artist and the art lover in all of us. Downtown recurring events with some of the biggest followings are highlighted below.



Saturday Morning Market



First Friday



American Stage in the Park



St. Pete Shuffle



Second Saturday Artwalk

Annual St. Petersburg Event Attendees

10M

Annual Regional Events

1,000+

Professional Sports

Downtown St. Pete is home to two professional sports teams: the Tampa Bay Rays of Major League Baseball, and the Tampa Bay Rowdies of the United Soccer League.

The Rays played their first game at Tropicana Field in 1998. A new ownership group, led by businessman Stuart Sternberg, assumed control of the franchise in October 2005 and began revolutionizing the way the team operates. An innovative and data-focused baseball operations staff has developed unique ways to field a team and play the game. The new thinking has led to five postseason appearances since the 2006 season—including 2019 and a 2008 World Series run—and game strategies replicated throughout the League.

The Rowdies play just down the road from Tropicana Field at Al Lang Stadium. Established in 1974, they are the oldest sports franchise in the Tampa Bay area. In 2018, the Rays ownership acquired the Rowdies, uniting the city's two professional sports franchises.

Rays and Rowdies employees have logged more than 37,000 volunteer hours to support nonprofits in the Tampa Bay region. A part of the fabric of the Tampa Bay community, the teams are actively involved in numerous business, civic and community organizations in the area. In addition to providing an exceptional fan experience and quality customer service, both organizations are committed to fulfilling their mission: to energize the community through the magic of Rays baseball and Rowdies soccer.



Green Space

A decision by the people of St. Petersburg in the early 20th century to preserve the waterfront for parks and public access rather than for commercial, port and industrial development set the tone for the type of residents and businesses who decide to call St. Petersburg home. In 1909, the City acquired the waterfront land. As a result of its preservation, St. Petersburg has the third-largest dedicated public waterfront park system in North America, stretching 7 miles. These parks are used for public events and festivals, as well as informal gatherings for residents, workers and visitors.

St. Petersburg's commitment to parks and green space has expanded through new development. The City continues to invest in active, passive and dog park green spaces even taking shape via "pocket parks." While significantly smaller in scope than the major waterfront parks setting the eastern border of Downtown, they contribute to the overall network of green space, enhancing and revitalizing neighborhoods and communities.

Because of the number of parks in the downtown area, The Trust for Public Land ranks St. Petersburg #1 in Florida and #15 out of 100 of the largest cities in the U.S.



Straub Park

This waterfront park is nearly a half mile long. The year-round home of the Museum of Fine Arts, St. Petersburg, it is seasonally decorated and is visited annually by Santa. Trails make this a great venue for bikers, runners and walkers. Large trees offer shade for public and private events.

Demens Landing Park

In addition to green space, a playground, picnic shelter, boat ramps and restrooms, it is the host venue for The American Stage in the Park live performances.

North Shore Park

The setting for a mix of activities on more than 33 acres, this park includes a playground, dog park, beach access, an Olympic size pool at the North Shore Aquatic Complex, a lighted softball field, tennis courts, beach volleyball courts and fitness trails.

Vinoy Park

This is a popular waterfront venue for festivals, concerts and sporting events like Blues Fest, The Warped Tour, Mainsail Art Festival and Ribfest. Between events, the park provides recreation trails for walkers, runners and bikers.

Williams Park

The City's very first park, it has been the host venue for political and civic rallies and celebrations for more than 100 years. The bandstand hosts outdoor concerts and the shaded green space draws out office workers for lunchtime breaks.



In Downtown St. Pete

7

MILES OF
WATERFRONT PARK

25

PARKS

6

PLAYGROUNDS

3

SPORTS
COMPLEXES



Retail

Downtown St. Pete is home to an eclectic array of retailers with heavy emphasis on locally owned establishments. The region's two primary retail corridors span Beach Drive and Central Avenue. Downtown St. Pete retail businesses account for more than \$230M in sales. The biggest segment of retail sales is the food and beverage category, accounting for nearly one-third of Downtown's retail sales.

City ordinances have encouraged outdoor dining in Downtown St. Pete, in an effort to further a pedestrian-oriented environment, help to create a visually attractive atmosphere and streetscape and promote overall commerce. As an added benefit for those dining in Downtown—their furry family members can join them for a bite at patio and sidewalk cafes.

Beach Drive

Beach Drive provides a picturesque waterfront setting for the high-end, specialty shops, unique boutiques, galleries, restaurants, bars and outdoor cafes that line it.

Central Avenue

Central Avenue attracts visitors seeking antiques, books, jewelry, fashion, gifts from around the world and specialty treats made by local artisans. Sections of Central Ave were slated for demolition just prior to the 2008 recession. The formerly blighted region has since become an epicenter for independent commerce and is recognized by Visit Florida as "St. Petersburg's Coolest Block."

Other Notable Retail

Just blocks from Beach Drive in the heart of Downtown St. Pete is the shopping, dining and entertainment complex called The Mall at Sundial. It offers visitors a mixture of restaurants, markets, nightlife, cinema and shopping. Major tenant Locale Market offers a gourmet market experience for those seeking ingredients, prepared foods and home goods. In addition to Locale, Downtown dwellers have access to two Publix Supermarkets, six small markets and the Saturday Morning Market open from October through May.

Breweries

Tampa Bay's brewery scene grows annually. The count jumped from 49 to 57 in the past year, according to *TBT's Ultimate Bar Guide*. Six of these breweries call Downtown St. Pete home and five more extend into the Grand Central District just west of the urban center.





\$230M+ TOTAL DOWNTOWN RETAIL SALES



32% Food Services and Drinking Establishments

21% Motor Vehicle and Parts Dealers

16% Food and Beverage Stores

13% Clothing and Misc Retail

9% Furniture, Home Goods and Appliances

8% Sporting Goods, Personal Care, Hobby, Book and Music Stores



Transportation

Downtown St. Pete is recognized for being pedestrian friendly, with its network of sidewalks connecting the business district to its waterfront parks and retail. The region has additional resources for circulating visitors, residents and workers:

St. Petersburg Trolley Downtown Looper

This is a free service picking up passengers at 20 destinations throughout Downtown every 15 minutes, seven days a week. The fleet includes two trolleys and one electric bus.

Central Avenue Trolley

This trolley provides a single-seat ride from Downtown St. Pete's Bayshore Drive to St. Pete Beach. Fares vary based upon final destination.

The Pinellas Suncoast Transit Authority (PSTA)

This presently operates 205 buses and trolleys that serve 43 routes. Demand response service is also provided to the mobility impaired. There are 11 routes that make stops in Downtown St. Pete.

Coast Bike Share

There are 300 bikes available 24/7 via Coast Bike Share at more than 40 different locations throughout the city. Twenty of the hubs are located in Downtown St. Pete. Hubs are placed in high traffic areas, suggested mostly by users, to better help serve as a 'last mile' option.



Downtown Parking

There are approximately 6,500 on-street spaces and another 25,000 off-street in Downtown. Many spaces are either time limited or metered to create turnover and availability for retail customers and visitors. Metered parking is \$1.00 per hour, paid at the meter or via ParkMobile app.

Cross-Bay Ferry

This seasonal high-speed ferry connects Downtown St. Pete to Downtown Tampa via a 50-minute journey across the Bay. Docks are located at Downtown St. Pete's Vinoy Basin and the The Florida Aquarium in Downtown Tampa. 50,000+ passengers traveled last season.

Airports

Downtown St. Pete is located within 20 miles of two international airports—Tampa International (TPA) and St. Pete-Clearwater International (PIE), and a 45-minute commute from Sarasota-Bradenton International Airport. Albert Whitted is the municipal airport located in Downtown handling 89,000 aircraft operations annually.

15

MINUTE SERVICE VIA
DOWNTOWN LOOPER

20

COAST BIKE RENTAL
HUBS IN DOWNTOWN

11

BUS ROUTES
SERVING DOWNTOWN

75+

CITY BIKE
RACKS

31,500

DOWNTOWN
PARKING SPOTS

400,000+

AIRCRAFT OPERATIONS VIA TPA,
PIE AND ALBERT WHITTED

50,000+

FERRY RIDERS
SEASONALLY



stpetepartnership.org