

The Harbors

REDEVELOPMENT/INFILL PLAN

Pasco County West Market Area

RIVER DISTRICT

Vision

- Promote tourism and waterfront activities.
- Create gateways to the cities.
- Create viable downtowns.
- Preserve and enhance historic features.
- Provide a connected multi-modal network.

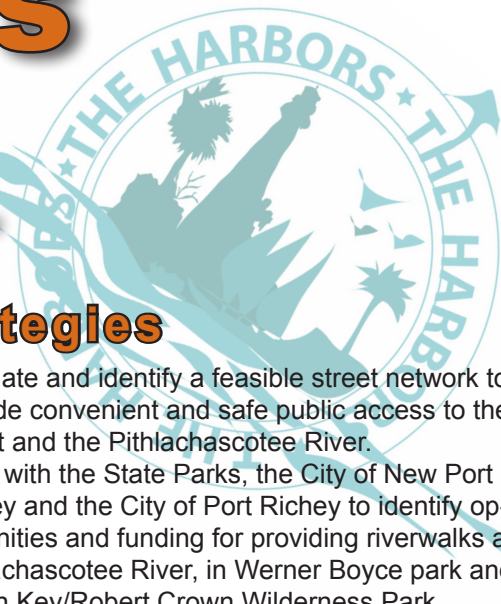
Key Issues

Given below are some of the key issues in the River District that were identified by the communities, technical advisory groups, and the project team:

- Need for more public access to the Gulf Coast, such as on Marine Pkwy., Sea Forest Dr., in Gulf Landings and Gulf Harbors areas, and from Pithlachascotee River.
- Need for more public access to Pithlachascotee River.
- Need for a riverwalk connecting Pithlachascotee River, downtown, Millers Bayou, Werner-Boyce Park, and Green Key/Robert Crown Wilderness Park.
- Need to reuse the golf course in Gulf Harbor as a park amenity.
- Need to utilize Durney Key as a beach destination.
- Provide kayak and boat launching area at Robert K. Rees Memorial Park, and Gulf Harbors.
- Need for a marina at the Port Richey Waterfront park.
- Need an easily identifiable park signage/way finding for Green Key Beach/Robert Crown Wilderness Park on U.S. 19.
- James E. Grey Preserve Park needs a better access.
- Need to revitalize New Port Richey downtown area.
- Need to redevelop Hacienda Hotel and the NPR. Community Hospital area.
- Need to preserve historic properties.
- Need for a cultural center in New Port Richey.
- Need for more trees around Orange Lake in New Port Richey.
- Collocate community center with library.
- Need for a sidewalk/trail along U.S. 19, Leo Kidd Ave, Rowan Rd., Green Key Rd., Washington St., Congress St., Louisaina Ave, Grand Blvd., Ridge Rd., Massachusetts Ave, Trouble Creek Rd., Pine Hill Rd.
- Need for a bike trail on Old Post Rd., Pasco Way, Grand Blvd., Massachusetts Ave, Madison St., and Trouble Creek Rd.
- Provide a raised walking and bike path over U.S. 19 to connect the Coast to Starkey/Suncoast trail.
- Identify opportunities for partnership with the local municipalities to effectively coordinate and fund key redevelopment projects.

Strategies

- Evaluate and identify a feasible street network to provide convenient and safe public access to the Gulf Coast and the Pithlachascotee River.
- Work with the State Parks, the City of New Port Richey and the City of Port Richey to identify opportunities and funding for providing riverwalks along Pithlachascotee River, in Werner Boyce park and in Green Key/Robert Crown Wilderness Park.
- Evaluate and identify potential signage improvements for coastal parks such as Green Key Beach on major roadways to enhance visibility and safe access.
- Identify potential, funding and partnership opportunity for restoring coastal land around Green Key/Robert Crown Wilderness Park and providing opportunities for a boat launch, diving, snorkeling, and kayaking.
- Work with residents and the County Parks and Recreation department to identify potential sites such as undeveloped parcels, abandoned sites or golf courses for neighborhood parks.
- Work with the City of New Port Richey to identify partnership and funding opportunities for improving access and signage for the James E. Grey Preserve Park.
- Partner with the City of New Port Richey, Greater New Port Richey Main Street, City of Port Richey and relevant organizations to create viable downtowns, waterfront parks and gateways to the two cities.
- Help reinforce and revitalize the historic district of New Port Richey by introducing events and activities, a healthy mix of downtown uses, and the redevelopment of historic buildings. Convert Main Street into a desirable destination for the local communities.
- Coordinate with the City of New Port Richey to identify redevelopment or reuse opportunities for key historic buildings, such as the Hacienda Hotel.
- Coordinate with the City of New Port Richey and the Pasco Economic Development Council to reutilize the New Port Richey Community Hospital site and expand job opportunities within the area.
- Preserve the historic Indian mound by the Millers Bayou in the City of New Port Richey.
- Set architectural standards for development/redevelopment to preserve and enhance the historic architectural features in the area and provide a coherent community image.



- Evaluate the feasibility of creating a neighborhood center/destination at the intersection of U.S. 19 and Marine Pkwy. that provides waterfront activities and public access to the Gulf Coast
- Connect waterfront activity centers, downtowns, parks, the coast, and neighborhoods with sidewalks and trails/bike paths.
- Partner with the cities to retrofit and infill surplus retail strip along U.S. 19 as a pedestrian friendly, compact and mixed-use centers.
- Work with residents to identify priorities and funding opportunities for constructing sidewalks/trails in the District, including but not limited to Leo Kidd Ave; Rowan Rd; Green Key Rd; Washington St.; Congress St; Louisiana Ave; Grand Blvd; Ridge Rd; Massachusetts Ave; Trouble Creek Rd; and Pine Hill Rd.
- Work with residents to identify priorities and funding opportunities for constructing bike paths in the District, including but not limited to Old Post Rd., Pasco Way, Grand Blvd., Massachusetts Ave, Madison St., and Trouble Creek Rd.
- Develop a coordination strategy with the City of New Port Richey and the City of Port Richey to enhance partnerships
- This District has great waterfront assets, beaches and natural resources including Millers Bayou, Pithlachascotee River, Green Key Beach/Robert Crown Wilderness Park and Durney Key. However, these parks lack safe and convenient public access, and waterfront activities.
- There is a mix of urban and suburban residential development in the District. Grid or interconnected street network is located primarily to the east of U.S. 19, while suburban cul-de-sac street network is more common to the west of U.S. 19. Most houses in this District were built in the '60s and '70s, and some in the '80s with a dominant lot size of 13,000 s.f.
- The historic district of New Port Richey has some great assets but requires enhancements. Some of its historic buildings are vacant, deteriorated or underutilized, such as the Hacienda Hotel.
- The City of Port Richey has a strategically located waterfront which has immense potential but is currently in an underutilized state.
- Low-quality, over-supplied strip commercial use dominates the U.S. 19 corridor.
- The New Port Richey Community Hospital area has become a distressed and high crime area due to the closedown of the hospital.

Existing Characteristics

Land Area: 7,539 Acres | 14.1 % of the West Market Area

Population: 32,427 | 15.1% of the West Market Area

The River District is located west of Rowan Rd between Ridge Rd and Trouble Creek Rd. The majority of the District is within the boundaries of the Cities of New Port Richey and Port Richey. The overall characteristics of the River District can be described as follows:

APPLICANTS NAME: _____ DATE: _____

PARCEL ID: _____

What advantages and/or limitations have you considered in locating your business at his location?

Would you like to be updated concerning the Harbors Plan and its Implementation (please circle): YES NO

EMAIL ADDRESS: _____