

**Agenda 21 Redevelopment in Downtown New Port Richey;
What Your Planners and Commissioners want along the entire
Pasco's West Coast – *Dave***



Granted the Building is not finished – but is this what you want to see in all the area between US 19 and Little Road, north to south; business downstairs, living upstairs? This is what they will do under the County Commissioner's last year revised Comprehensive Plan that was pushed through with little notice.

TBO Article:

Riverfront work revived

http://www2.tbo.com/news/pasco/2012/feb/04/pgnews01-work-proceeds-on-main-street-landing-ar-354372/?utm_source=feedburner&utm_medium=feed&utm_campaign=Feed%3A+tbo%2Fpasco+%28TBO+%3E+Pasco%29&utm_content=My+Yahoo

While the exterior of Main Street Landing will be finished, the interior will remain vacant for now.

By CARL ORTH | The Suncoast News

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NEW PORT RICHEY --

The pace of work to finish the shell of the Main Street Landing building has picked up in recent weeks.

Thanks to the recession and other economic factors, the riverside commercial-residential project stalled several years ago. The incomplete structure sits on the southwestern bank of the Pithlachascotee River at the Main Street bridge.

City officials prodded Main Street Landing's Gainesville-based developer, Ken McGurn, to finish the exterior.

The building will remain vacant inside until the economy recovers enough to spur demand for offices and condominiums.

Crews have been painting the upper floors of the building a light blue. They still must install windows and apply a stucco exterior finish, City Manager John Schneiger said.

The city wants to proceed with its part of a streetscape project after the exterior is complete, Schneiger said. "We've got some time," he said. The city will need three to four months to complete designs for the streetscape.

The city could set aside up to \$200,000 in Penny for Pasco sales tax revenue, Schneiger said at a recent work session of city council.

Schneiger described the joint streetscape venture as a public-private partnership between McGurn and the city.

Mayor Bob Consalvo was reassured the streetscape would start after the shell of the building is finished.

The public streetscape portion would lie within the rights of way along the two streets while the developer handles improvements on his property.

The city would initially pay the design costs for the streetscape, with reimbursement later from the developer for his portion. Schneiger thinks this will foster design consistency.