

The Little Downtown that Could.....

*How Dunedin captured the Pinellas
Trail to revitalize its Downtown*

CITY OF DUNEDIN

- Located on west coast of Florida
 - North of Clearwater
- 10 square miles
- 36,000 est. population
- Scottish Heritage (original founders)
- Built out – prime for redevelopment
- Estimates are a 1,000 people use the trail through Dunedin on a weekend day

CITY OF DUNEDIN

- Attractions
 - Caladesi & Honeymoon Island Beach
 - Pinellas Trail
 - Quaint downtown
 - Great special events
 - Culture and Art Center
 - Home of Toronto Blue Jays

BACK IN TIME

- 1880's to 1950's Downtown the heart beat of the city
- A place to work and shop
- A place to be and to be seen

“The Place”

Early 1920's



Early 1940's



MAIN STREET

DUNEDIN, FLA.
C. 1947

L-725

DOWNTOWN DUNEDIN 1980's

- Traffic moves but not much else
- Not a special place
- Vacancy rate was at 30% - **Vacancy in 2017 1%**
- Declining tax base
- SOS-Help

DOWNTOWNS ARE AILING

- Infrastructure degraded
- Little private investment
- No charm or ambience
- Happening across the country

City of Dunedin Main Street Early 1980's



City of Dunedin Early 1980's



City of Dunedin Early 1990's



DUNEDIN'S STRATEGY

- **Embrace the Pinellas Trail**
- Foster adaptive reuse
- Slow traffic – pedestrian is #1
- Beautify, beautify, beautify
- Build a sense of place
- Do small projects every year

Pinellas Trail

PINELLAS TRAIL

TRAIL AT MAIN STREET



Café Alfresco on Pinellas Trail



Initial before Pinellas Trail Connection



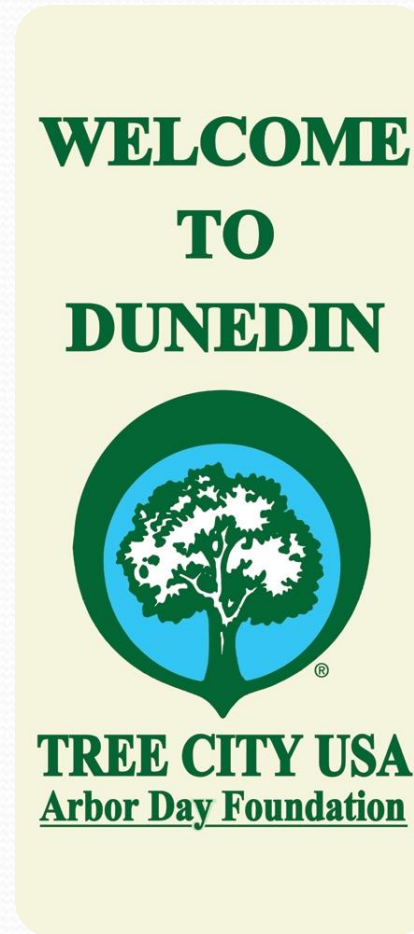
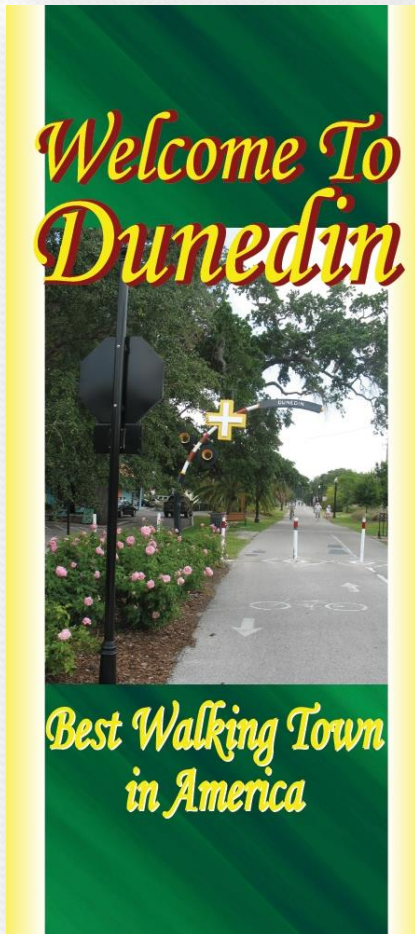
Enhanced Pinellas Trail Connection



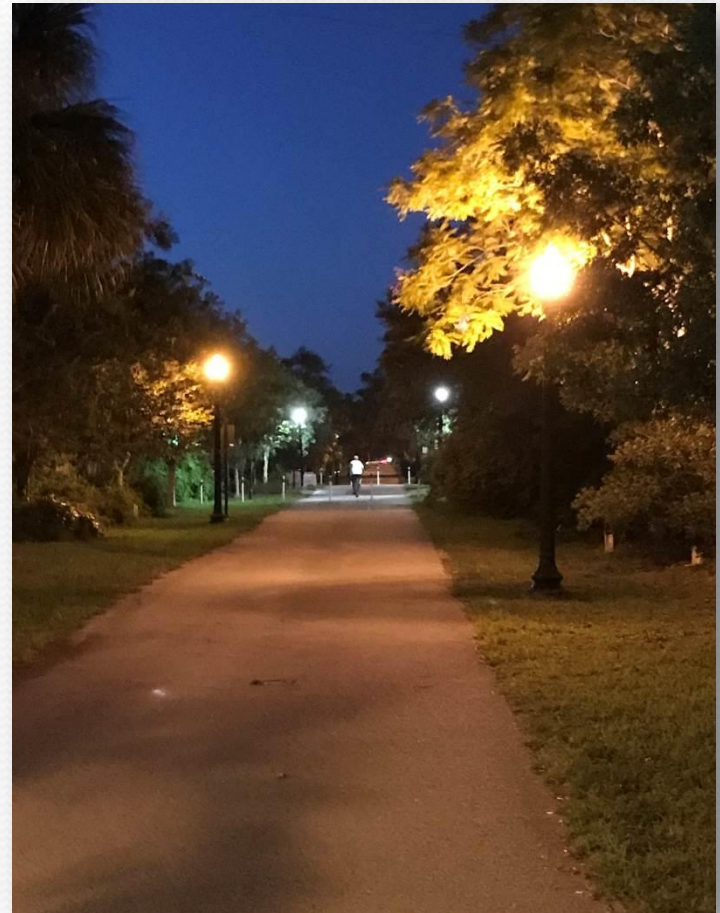
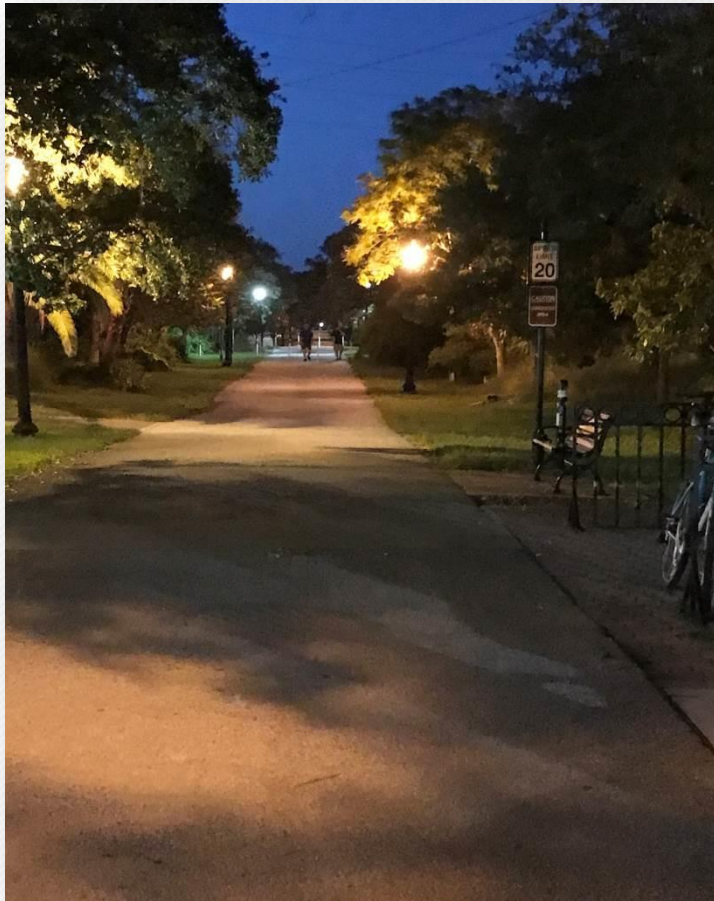
Dining along the Pinellas Trail



BANNERS ON TRAILS



PINELLAS TRAIL ENHANCED WITH LIGHTING



DECORATED LIGHT POLES ALONG THE PINELLAS TRAIL



Box Car/Historical Museum



Artistic Arch along the Pinellas Trail



TRAIL AT SR 580



SPECIAL EVENTS

- Dunedin Wines the Blues
- Mardi Gras
- St. Patty's Day
- Cinco de Mayo
- Friday Morning Green Market
- 2nd Saturday Green Market (June through October)
- Friday Night Films in Pioneer (April and October)
- Downtown Summer Theater
- Noon Tunes (Wednesdays in March)
- Arts & Crafts Festival
- Antique Fair
- Annual Taste of Dunedin
- 2nd Friday Wine and Art Walk
- Old Fashion Christmas/Holiday Parade
- Holiday Boat Parade



Friday Night Movies in Pioneer Park



1st Purple Heart City in America Purple Heart Park



TREMENDOUS POSITIVE MEDIA

- Florida State Trail Town recognition
- Caladesi - # 1 Beach in America
- *Florida's 2008 "City of Excellence" ...Florida League of Cities*
- "Best walking town in America" ...*Where to Retire Magazine*
- "One of the Best Places to Live on the Coast" ...*Money Magazine*
- "...Main Street ends at the glorious blue waters of the Gulf of Mexico....a laid-back Florida beach community, you never want to leave"...*Southern Living Magazine*
- "Dunedin may be the Tampa Bay area's best-kept secret"...*Coastal Living Magazine*

CITY OF DUNEDIN

Trail enhancement Opportunities

- Additional decorative signage
- Trail lighting
- Entry way enhancements
- Street furniture

Enjoy The Trail

- Over 90,000 people a month use the Pinellas trail that was first opened in 1990
- It has become a great place for families to stay active and encourage their children to exercise with them. You can often see families riding bikes, rollerblading or even taking a walk after dinner.
- The trail remains a safe, clean and enjoyable place for residents.
- Pets are allowed on the trail on a leash and it is a great way to help your animals stay active.
- The Pinellas Trail offers that safe place to enjoy the Florida sun that we all moved to this area for. So get out and enjoy this part of your town!

Dunedin Causeway Trail Spur

- Pinellas Trail is just a few short blocks from the Causeway Trail Spur on the way to Honeymoon and Caladesi Islands



Caladesi Island

