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”
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 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
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

Welcome To Dunedin

Best Walking Town in America

WELCOME TO DUNEDIN

TREE CITY USA

Arbor Day Foundation
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