

WELCOME TO ST PETERSBURG, FLORIDA

Also known as:

“THE CANNES OF THE SOUTH”

**INTRODUCING THE NEW, STATE OF THE ART, PARTIAL FLOATING, SUSTAINABLE,
GREEN, ARCHITECTURAL AND ICONIC WATER WONDER**

**BEACH-BASEBALL PARK PIER AND MULTIPURPOSE
EVENT AND CONVENTION CENTER**

**THE VISION FOR THIS ICONIC ARCHITECTURAL WATER WONDER IS BASED ON A
FLOATING TECHNOLOGY** THAT IS VERY SUSTAINABLE, GREEN AND EFFICIENT
ALREADY PROVEN AND BEING DESIGN- BUILT IN SIMILAR WATER ABUNDANT, AT SEA
LEVEL AND TIDALLY INFLUENCED AREAS AROUND THE WORLD.**

**THE CONCEPT IS TO COMBINE THIS YEAR ROUND VENUE TO HAVE MULTIPLE USES
THEREBY USING THE BEAUTIFUL YEAR ROUND WEATHER AND ABUNDANT WATER OF
THE AREA, CREATING AN ICONIC STRUTURE THAT PEOPLE WILL FLOCK TO NOT ONLY
FOR THE SEVEN MONTH BASEBALL SEASON (INCLUDING PLAYOFFS AND WORLD
SERIES) BUT YEAR ROUND CONVENTIONS, SPECIALTY SHOWS, BOWL GAMES AND
LARGE AND SMALL ENTERTAINMENT SHOWS.**

**THE FINANCING FOR THIS UNDERTAKING IS PLANNED TO BE ACCOMPLISHED BY
COMBINING TOGETHER PRIVATE, PUBLIC (CITY, COUNTY) AND PAY AS YOU GO
VISITORS REVENUES DERIVED FROM USING THE VENUE YEAR ROUND.**

THE DESIGN BREAKDOWN WOULD BE:

**FIRST THE BALL PARK*SHOULD BE A RETRACTABLE COVERED STADIUM WITH PART
FLOATING ON THE WATER WITH A SOLID OR PILING CAUSEWAY WITH LIMITED
VEHICULAR TRAFFIC LEADING OUT TO IT. WITH A GUARANTEED 82 DAYS OF USAGE AL
LANG FIELD COULD BE UTILIZED AS PRACTICE FIELDS OR SPRING TRAINING, ALSO A
STAGING AREA AND BY TEMPORARILY COVERING THE FIELD A PARKING AREA**

**THE CAUSEWAY WILL FUNCTION AS A MECHANICAL MOVING WALKWAY REVERSIBLE
DIRECTION AND COVERED WITH DECORATIVE “URBAN UMBRELLAS”™ IN PLACES TO
ENCOURAGE PEDESTRIAN TRAFFIC, TROLLEY* TRACKS ON TWO SIDES FOR LARGE
MOVEMENT OF CROWDS AND LIMITED VEHICULAR TRAFFIC LARGE ENOUGH FOR
BUSES AND TRACTOR TRAILER DELIVERY**

**THE WATER EDGES ON THE NORTH SIDE OF THIS CAUSEWAY WILL HAVE FLOATING
WHITE SAND SHELF THAT WILL FUNCTION AS A BEACH ON THE NORTH SIDE WITH
WHITE SUGAR SAND THAT WILL CONNECT TO SPA BEACH THE SHORE AND CAN
CONTINUE ALONG THE PROMENADE DOWN VINOY WATERFRONT PARK TO MARINA.**

THIS FEATURE WILL GIVE DOWNTOWN THE APPEARANCE OF "CANNES" IN SOUTH FRANCE WITH ALL THE DOWNTOWN RESTUARANTS, COLORFUL CABANAS, TEMPORARY COLORFUL KIOSKS* AND BUILDINGS FUNCTIONING AS THE ATTRACTION FOR VISITORS TO SPEND THE DAY.

THE SOUTH SIDE COULD BE SET ASIDE FOR FISHING AND BOATING KAYAKS, SMALL SAILBOATING, PADDLEBOARDING

THE REAR OR EAST WATER SIDE OF THE VENUE WILL HAVE FLOATING TRANSIENT BOAT DOCKS LARGE ENOUGH FOR WATER TAXIS, FERRIES DOCKS FOR TRANSIENT DROP OFF SMALL SIGHT SEEING BOATS AND HALF DAY SAILBOAT CRUISING PICKUPS (PRIVATE ENTERPRISE), BUT MOST IMPORTANTLY DOUBLE AS A COVERED STAGE* FOR AN OUTDOOR SMALLER AMPITHEATHER* BUILT INTO THE REAR WALL OF THE STADIUM VENUE FACING EAST WITH ROTATABLE STADIUM SEATING FOR OPEN AIR CONCERTS ON TAMPA BAY.

THE FRONT OR WEST SIDE OF THE LARGE VENUE WILL BE STOREFRONT IN DESIGN WITH POPULAR BUT WIDE RANGING RETAIL STORES, TOURIST SHOPS, CAFES THAT COULD FUNCTION FOR THE BALL PARK AS WELL THE BEACH GOERS OR TOURIST AND SIGHT SEERS, (PRIVATE BUSINESS FUNDED)

THE TROLLEY WILL BE TRANSPORTATION FUNDED BY PRIVATE MONEY WITH THE CITY GIVING THE RIGHT OF WAY FOR IN GROUND TRACKS ALONG BOTH 1ST AVE NORTH AND 1ST AVENUE SOUTH FROM THE PIER TO THE EXISTING TROPICANA FIELD. THE PURPOSE OF THE TROLLEY/ PEOPLE MOVER WILL TO SERVICE DOWNTOWN AREAS ALONG THE ROUTE OUT TO THE PIER/PARK, CAPACITY CAN BE BOOSTED WITH THE NORMAL BEACH TO BAY TROLLEY* THAT DOESN'T REQUIRE TRACKS OR EXPRESS BALLPARK BUSES

THE EXISTING TROPICANA FIELD CAN BE SOLD IN PARCELS WITH THE REQUIREMENT OF A PARKING GARAGE* BY PRIVATE INVESTORS, TOO BE UTILIZED FOR PARKING TO HELP KEEP TRAFFIC FROM CONGESTING DOWNTOWN, THE TROLLEY RIDE COULD BE PART OF THE PARKING TICKET, IT COULD ALSO BE AN AREA FOR A LARGE CONVENTION HOTEL* (PRIVATE), AND OTHER (PRIVATE) COMMERCIAL RETAIL DEVELOPMENT TO EXPAND DOWNTOWN. AND HELP THE TROLLEY SYSTEM MAINTAIN NEAR CAPACITY USAGE. CRUISE SHIP(S) IN ST PETE HARBOR CAN BE UTILIZED FOR ADDITONAL HOTEL ACCOMODATIONS DURING BUSY CONVENTION WEEKENDS.

THE MULTI USE BASEBALL PARK CONVENTION CENTER SHOULD HAVE STRONG USAGE FROM NOVEMBER TO APRIL PRIME TOURISM MONTHS FOR VISITORS FROM ALL OVER THE WORLD, OTHER FILL IN EVENTS COULD BE BOOKED FOR OPEN DATES AND THEREBY KEEPING 95% USAGE OF THE VENUE, DURING BASEBALL SEASON ALL STORES, CAFES AND RETAIL NEAR THE BEACH CAUSEWAY AREA WILL BE OPEN EVERY DAY AND SHOULD ATTRACT VISITORS, POSSIBLY AFTER A DAY DOWNTOWN OR AT THE EXTENDED SPA BEACH THEY MAY TAKE IN A BALL GAME THEREBY BOOSTING WALK UP ATTENDANCE.

FUNDING: WILL HAVE TO BE A COMBINATION OF THE PUBLIC (CITY AND COUNTY) USING THE PIER MONEY SOME STREET FUNDING FOR THE TROLLEY SYSTEM TRACKS, THE BASEBALL TEAM OWNERS WHO HAD ORIGINALLY EXPRESSED AN INTEREST IN A DOWNTOWN STADIUM AND MOST IMPORTANTLY SUPPORTING IT WITH THEIR OWN

DOLLARS, (150 MILLION) AND PRIVATE ENTERPRISE THROUGH CONVENTIONS AND EVENT PLANNERS RENTAL, SALE OF THE TROPICANA FIELD LAND TO DEVELOPERS IN AN IMPROVING ECONOMY WHICH SHOULD RELEASE PINELLAS TOURIST TAX DOLLARS THAT CAN BE UTILIZED AND INCREASED FOR CONTINUED LONG TERM FINANCING, ENERGY CREDITS, GREEN BONDS COULD ALSO BE UTILIZED FOR FUNDING (SEE BELOW).

NOTES: THE PURPOSE OF THIS CONCEPTUAL PLAN IS VISIONARY TO DO SOMETHING NO OTHER CITY CAN DO AND ASSIST ST PETERSBURG IN ELEVATING THE CITY INTO A "WORLD CLASS CITY" LEVEL WITH UNIQUE AND ICONIC ARCHITECTURE, ART MUSEUMS, ENHANCE THE ST. PETE GRAND PRIX RACE, MAINTAINING AND ENHANCING OPEN WATERFRONT PARKS, PROMOTE FIRST CLASS ATHLETIC EVENTS, SAILING REGATTA'S, SURFING CONTESTS WITH MECHANICAL WAVE MACHINES INSTALLED AT EXPANDED SPA BEACH, SCULL RACING EVENTS, POWER BOAT RACING, ALONG WITH OUR OWN DOWNTOWN ST PETERSBURG (CANNE STYLE) FILM FESTIVAL AND ADDITIONAL ART, MUSIC, FOOD FESTIVALS

SUSTAINABILITY: THIS PROJECT WILL BE LEED GOLD TO QUALIFY FOR GREEN BONDS IT WILL BE AN EXAMPLE OF USING COMBINED SOLAR, WIND, TIDAL, WATER, AND GEO THERMAL PROVIDING STATE OF THE ART SCIENCE TO HELP POWER THE FACILITY AND SOME OF THE PRIVATE INVESTMENT MAY COME FROM PARTIES INTERESTED IN THE ENERGY MONETARY CREDITS THAT THIS WILL MAKE AVAILABLE AND GREEN BONDS (DESTINY IN SYRACUSE NY IS THE LARGEST RETAIL STRUCTURE AND FIRST TO QUALIFY FOR GREEN BONDS)

THE PROJECT INCLUDES A PARTIAL FLOATING VENUE WITH FISHING AND MARINE ANIMALS TAKING SHELTER UNDISTURBED UNDER THE FLOATING STRUCTURES, IT WOULD BE COMPARABLE TO THE OIL PLATFORMS OUT IN THE GULF THAT FISHERMAN KNOW BECOME MARINE LIFE ATTRACTIONS NEAR PILINGS. SUPPORT PILINGS MAY BE NEEDED BUT WOULD BE MINIMALIZED TO PREVENT SEABEDS FROM BEING CORRUPTED AND DISTURBED. THE BASEBALL FIELD WOULD BE A FILL ISLAND WITH THE SURROUNDING STRUCTURE FLOATING OR BUILT ON PILINGS, TAKING INTO CONSIDERATION THE 20 YEAR AND 100 YEAR RISING SEA LEVELS PREDICITONS.

ENHANCEMENTS: SINCE WATER SURROUNDS THIS FACILITY OPTIONAL CONSIDERATIONS FOR DRAWING TOURIST DOWNTOWN COULD BE "BELLAGIO" TYPE WATER FOUNTAINS, SURFING CONTESTS WITH PORTABLE SURF WAVE PRODUCERS, WHITE WATER RAPID TYPE BOATING, ALONG WITH SCULL ROWING, PADDLE BOARDING, KAYAK LAUNCHES

Research keys: ****dutchdocklands.com waterstudio.nl websites, designing and building floating structures world wide**

**** Opened new Miami office for North America opportunities and are negotiating for a convention center on Lake Ontario upstate NY**

***ownership, naming and advertising rights available for private sector**

Document Author Jerry Tetro hammersmith@tampabay.rr.com

13310 72ND Terrace No
Seminole, Florida 33776
June 12, 2014

Mayor Kriseman
Pier Advisory Group, Chairman Peter Clark, Vice Chairman Ed Montanari
All Council Members
City of St Petersburg

To whom it may concern:

I have been following the conversation and debate about what to do with the water front Pier area, and would respectfully like to submit a concept that may help with your search for the next best ideas.

I have lived in Pinellas since 1973 and have been a state certified contractor since 1976 I know the local history from that period to now and know the struggles St Petersburg has gone through to get to today. About 1983 some thirty years ago the first conversation and designs for a future baseball stadium to be the home of a yet to be acquired baseball team started surfacing. Some city leaders decided they needed a boost to the economy of St Petersburg especially the downtown. They went way over their heads but decided to build an empty building with the hope of getting a tenant to fill it and boost downtown. I remember going with my family to the groundbreaking. It took many years but they accomplished their goal of baseball and a flourishing meaningful downtown.

Fast forward to today and we have MLB baseball and a busy downtown, a beautiful open waterfront so why would we want to relinquish the MLB team and the activity it brings downtown to someplace else? As the city leaders 30 years ago were visionary, took some calculated risks with no promises for a tenant or results, I think you the present leaders have a less risky opportunity to be great. I think my concept of keeping a baseball team, adding a convention center, pier, amphitheater, as well as improving the water edge is the direction we need to be looking to. Certainly there will be many problems and issues to work through but unlike the leaders before you have some built in guarantees and will see instant results to your work.

Approval from MLB will be the biggest hurdle, and of course financing today will be difficult but the year round use of this new venue will soften financing issues and should attract private investors.

Please give my concept a look I have much more information to impart I have been working on this for a while but the attached written conceptual plan should give you an overview of my suggestions. You should at least go on the listed websites, because those design build companies are on the cutting edge of floating structure technology all over the world, hopefully it will stimulate some creative, out of the box, discussion on the new Pier. Here's to the future of St Pete and Pinellas County.

HERE'S TO THINKING BIG AND OUT OF THE BOX

JERRY TETRO