

# Niceville Landings Project Summary

May, 2021

## Background

The City of Niceville is implementing its community redevelopment objectives. The City's 2015 Community Redevelopment Plan identified several capital projects to encourage economic activity and private sector investment within the City. One of these projects, the Niceville Landings project, has recently taken several significant steps forward.



The Niceville Landings is a redevelopment project located in the area where the historic downtown Niceville was located, generally between Bayshore Drive and John Sims Parkway between Edge Avenue and Armstrong Avenue. The historic downtown area was almost completely destroyed by a fire in 1934. The approximately 5+/- acre Niceville Landings site has been identified for **"...multi-modal public access and assembly complex**

**supporting a boutique style festival marketplace for both intensive commercial activity and public use including special events."**<sup>1</sup>

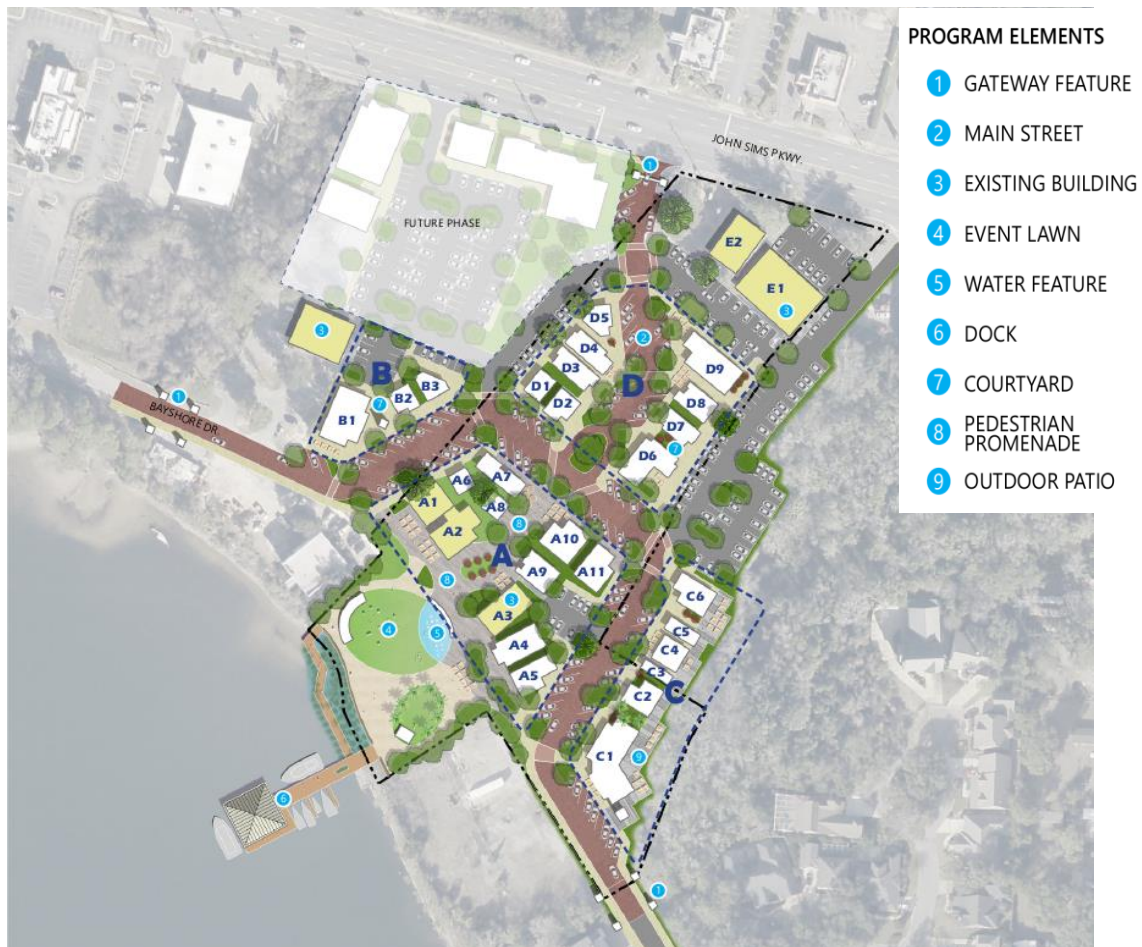
<sup>1</sup> Niceville Community Redevelopment Plan, City of Niceville, 2015.

The initial phase of the Niceville Landings includes the development of a waterside park and dock area near the Front Porch restaurant. This initial portion of the project was installed in 2019, using a mixture of grant funding and Tax Increments Funds from the Community Redevelopment Agency. Subsequent phases of the Niceville Landings will include a 100' long dock with a pavilion extending into Boggy Bayou, a mixed use (Hospitality/Retail/Office and Residential) development between Edge Avenue and Armstrong Avenue. The proposed development will also include pedestrian promenade along the Bayshore Drive right-of-way and the construction of a large central plaza facing the promenade and waterside park area to create a large open festival area that can accommodate farmer's markets, art shows and community events.

### Developing the Niceville Landings Conceptual Plan

The City has hosted several design workshops with local property-owners, business owners, residents and developers to discuss potential designs, uses and the City's long term redevelopment objectives. Several iterations or variations of the potential design of the Niceville Landings were prepared and discussed. The preferred conceptual plan is shown below.

The following Conceptual Plan shows the proposed redevelopment that is planned for the Niceville Landings area. The proposed development would have a maximum height of three (3) stories and include approximately 31,000 square feet of new commercial development, 23,000 square feet of hospitality development and 80 residential units (townhomes).



**Next Steps**

The City is currently finalizing the Niceville Landings Conceptual Master Plan and will utilize the document to pursue a grant funding opportunities for infrastructure improvements and to solicit private sector development partners.

The City anticipates the grant funding pursuit and infrastructure installation to be completed within 24-36 months after finalization of the plan with private sector development being solicited and vetted during that period. Construction is anticipated to begin as early as 2024.