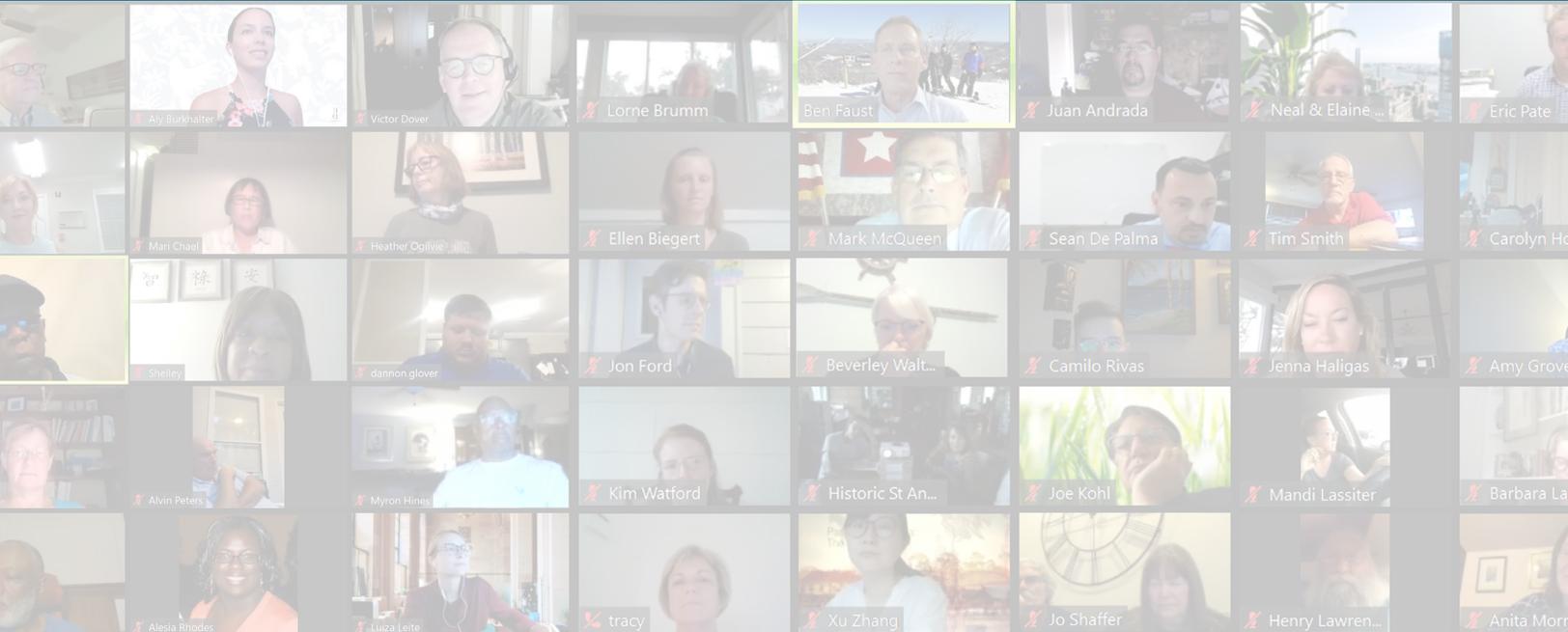


# Panama City Neighborhood Plans

A STRATEGIC VISION FOR  
GLENWOOD, MILLVILLE, & ST. ANDREWS



## Public Input Summary July 16, 2020



# Project Team

## Neighborhoods Strategic Vision

### **Dover, Kohl & Partners**

town planning & urban design

### **Hall Planning & Engineering**

multi-modal transportation planning

### **Horsley Witten Group**

resilient infrastructure

### **Partners for Economic Solutions**

market analysis & implementation

## Long Term Recovery Plan

### **Hagerty Consulting**

recovery planning

### **HR&A Advisors**

economic development

### **kglobal**

communications

# A Strategic Vision for Glenwood, Millville & St. Andrews

## Engagement Schedule:

JUNE 4

PROJECT KICKOFF  
Tele-town Hall

JUNE 15 - 18

VIRTUAL INPUT SESSIONS  
Glenwood: 6/15  
Millville: 6/16  
St. Andrews: 6/18

JUNE 22 & 24

SPECIAL FOCUS MEETINGS  
Housing  
Workforce Development  
Transportation  
Environment

JUNE 23

VIRTUAL DESIGN CHECK-INS:  
AM & PM

JUNE 26

WORK-IN-PROGRESS PRESENTATION

As part of the city-wide Long Term Recovery Planning Project, in 2019 the *Strategic Vision for Downtown and its Waterfront* was created to direct future growth while also preserving the city's history, connection to the waterfront, and strong sense of community, providing a foundation for Panama City to become the premier city in the Panhandle.

**Building upon the 10 Cornerstone Ideas for Downtown Panama City, this year the City is engaging the community to define a vision for the future of the Glenwood, Millville, and St. Andrews neighborhoods.**

The Strategic Vision for each neighborhood will include ideas and illustrations to describe the community vision for future development and preservation, sustainable building, connectivity, gathering spaces, and resilient infrastructure; and an implementation strategy to guide future public and private actions.

The public engagement process began in June 2020. In response to COVID-19, workshops were held online, allowing community members the opportunity to participate and provide input from home. This document summarizes the engagement methods utilized and input heard up to and including the June "virtual design charrette". The planning team will be continuing to gather feedback over the summer through surveys and additional events, aiming to have a draft vision document ready for community review in September.



## Public Outreach



### PARTICIPANTS AND VIEWS:

<b>105</b>	Project Kickoff Tele-town Hall Attendees
<b>74</b>	Pre-Charrette Stakeholder Meeting Attendees
<b>145</b>	Glenwood Virtual Input Session Attendees <i>(122 Attendees, 28 Recording Views)</i>
<b>112</b>	Millville Virtual Input Session Attendees <i>(88 Attendees, 24 Recording Views)</i>
<b>121</b>	St. Andrews Virtual Input Session Attendees <i>(98 Attendees, 23 Recording Views)</i>
<b>42</b>	Charrette: Check-In Attendees
<b>105</b>	Charrette: Special Topic Meetings Attendees
<b>81</b>	Charrette: Work-in-Progress Presentation Attendees



### FEEDBACK:

<b>37</b>	One Word Survey Responses
<b>24</b>	Chat with a Planner Chats
<b>43</b>	Provide Your Input Responses



### THE VISION HUB (ENVISIONPC.ORG)

<b>1,117</b>	Visits
<b>2,569</b>	Page Views
<b>1,095</b>	Unique Visitors



### REACHED BY SOCIAL MEDIA

<b>16,671</b>	City of Panama City Facebook Followers
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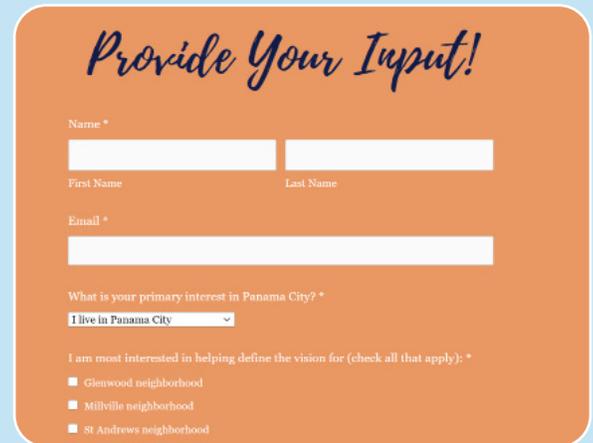
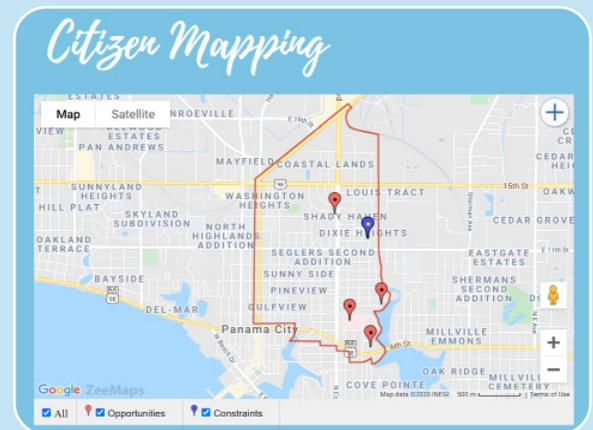
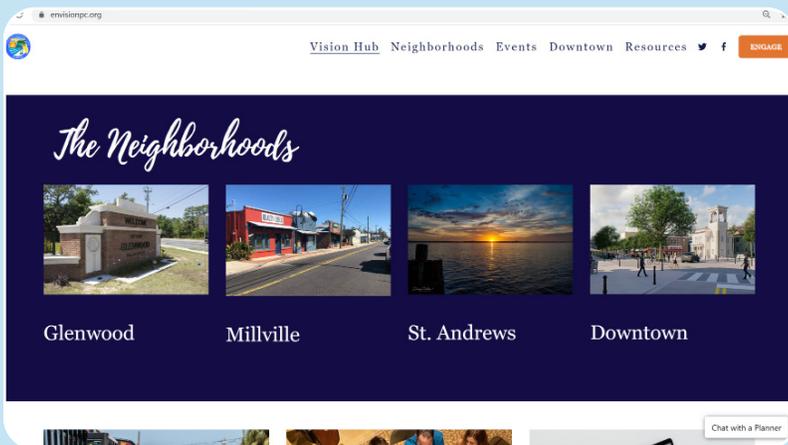
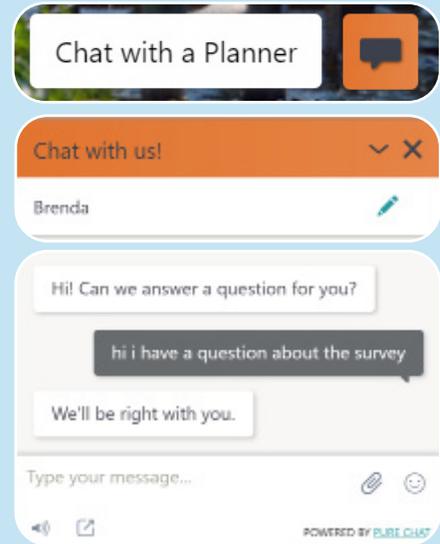


### REACHED BY PROJECT EMAIL LIST

<b>1,225</b>	Emails Sent to Individuals
<b>638</b>	People Subscribed to Email List

# Vision Hub

The Vision Hub was created to be a one-stop-shop for project information including events, resources such as prior plans and recordings of recent events, and public input. The website has a dedicated page for each neighborhood to gather input and share information. An events page includes the project schedule and upcoming events where visitors can RSVP to join online events. The engage tab includes online surveys for public input and an interactive citizen mapping tool dedicated to each neighborhood.



- Clockwise Starting at the Top Right Corner:
1. Visitors can Chat with a Planner on the Vision Hub
  2. & 3. The Citizen Mapping tool and Provide Your Input survey can be found on the Engage page
  4. Each neighborhood has its own page for input and information
  5. The Vision Hub where community members can find information about upcoming and recent events



### ONLINE SURVEY RESULTS

In May 2020, an initial survey was posted to the Vision Hub asking participants to provide general comments and input about opportunities or concerns, and to describe their vision for their neighborhood of interest. Over 40 responses were received by the time of the June workshops; a sampling is included on this page.

*Tell us about your Vision:*

*millville*  
"We need eating places / restaurants, a grocery store, walking areas, pet park, and assistance with beautifying homes for homeowners."

*all*  
"Panama City is a waterfront town. I am interested in bicycle/walk/run paths from Port Saint Joe to Grayton Beach ... More small boat launch opportunities to relieve stress on our larger launches."

*glenwood*  
"Better paying jobs, affordable housing, and recreation (sports complex for kids) for the people of this community."

*all*  
"Provide affordable housing, and workforce jobs. Also provide for college bound youth, jobs to return to Panama City, instead of moving away."

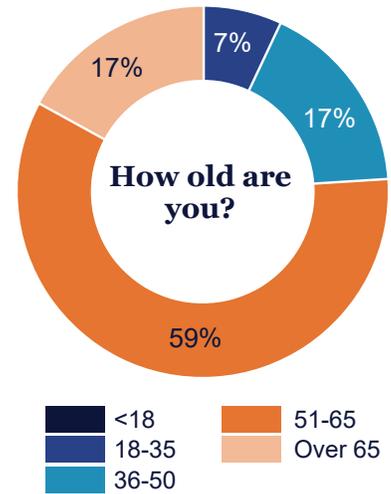
*st. andrews*  
"I envision embracing St. Andrews hometown historic feel and emerging the local arts into every bit of it!"

*all*  
"Moratorium on aluminum buildings, plant oak trees and remove all signage remnants."

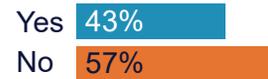
# Project Kickoff Tele-Town Hall

The public engagement process began with a Tele-Town Hall (a phone-based Town Hall) on June 4th. Participants who registered their phone number at the Vision Hub were called at 7pm on the date of the event; additional participants were able to join via a publicized call-in line. City Manager Mark McQueen, Mayor Greg Brudnicki, and each of the City Commissioners welcomed the listeners and expressed their goals for the upcoming Neighborhoods Plan process.

Victor Dover from Dover, Kohl & Partners then gave a brief overview about the planning process and upcoming virtual engagement opportunities, and asked polling questions to gather feedback about priorities in each of the neighborhoods. The remainder of the meeting was dedicated to questions-and-answers with meeting participants. Participants who could not ask their question live at the meeting were able to leave a recorded message for the planning team. A recording of the event was posted to the Vision Hub following the meeting. The event helped to identify key issues for the planning team to explore with participants at the Neighborhood Input Sessions.

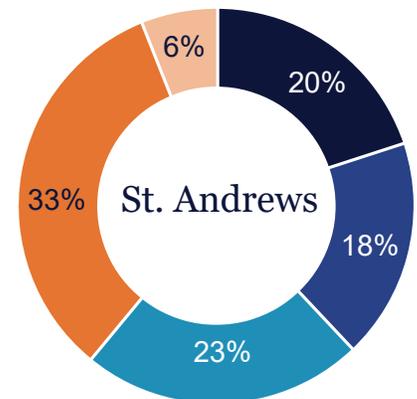
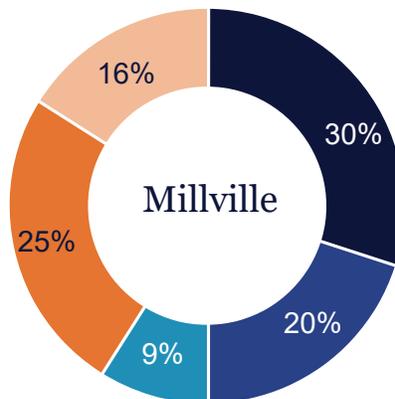
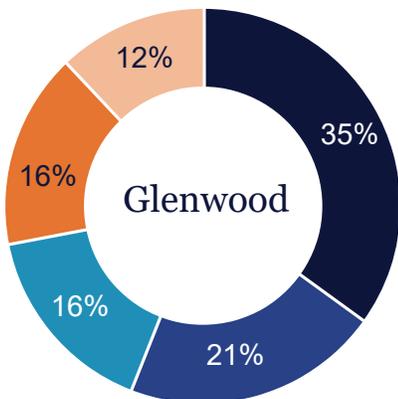


## Did you participate in any of the events for the Downtown Vision Plan?



*705 participants*

## Which of these Cornerstone Ideas is a top priority for your neighborhood?



- Increased/New Activity in Commercial Areas (Jobs and Shops)
- More Housing Opportunities
- Upgraded, Resilient Infrastructure
- Improved Public Spaces: Streets and Gathering Places
- Other



**SAMPLE OF COMMUNITY INPUT FROM THE TELE-TOWN HALL Q & A:**

**Q:** “Are we considering the replacement of the wastewater facility a Millville project or City project?”

**A:** The City is considering replacement of the wastewater facility in Millville, which could open up that waterfront area for other uses. This possibility will be discussed at upcoming Neighborhood Plan events.

**Q:** “Will Joe Moody Harris Park be a park and clubhouse or will it be a housing development?”

**A:** Joe Moody Harris Park will continue to be a park. The city is awaiting funds to rebuild the park amenities and clubhouse. The City is looking to purchase land north of the park to build workforce housing to support key industries.

**Q:** “Hurricane Michael created a food desert. What is going to be done about a new food market?”

**A:** The City did lose a number of stores from the hurricane, and has reached out to a number of grocery developers. Having a nearby grocery is an important quality of life feature, and it is part of the City’s economic development plan to get a new store south of 15th Street.

**Q:** “Curious about the project that is being built on 15th Street, when will it open up and will there be criteria for people to live there?”

**A:** The Park at Massalina will be a new apartment community. There is not an “opening” date at this time. This will be an affordable housing community that will have income-based criteria.

**Q:** “How can we preserve our historic buildings?”

**A:** Historic preservation is a high priority in the neighborhoods, similar to Downtown. Historic buildings take TLC and need to be occupied. The historic character of the neighborhood is not just the buildings, but also streets, street trees, and open spaces. We can include ideas in the plan that promote preservation.

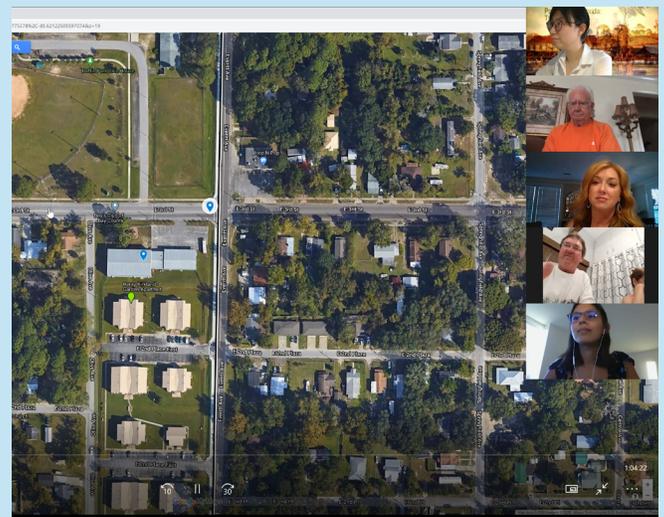
# Neighborhood Virtual Input Sessions

The public input sessions were hosted as virtual/online meetings and advertised through social media, email, flyers, radio and at other City events. The meetings began with a welcome from each neighborhood’s commissioner, and a presentation of existing conditions, topics of interest and potential for future improvements by the Dover, Kohl & Partners (DK&P) team. After the presentation all participants were broken into small groups with a facilitator from the DK&P team to discuss ideas on a map. The facilitator marked areas of concern, opportunity sites and questions from the participants. Toward the end of the session, the group defined “3 Big Ideas”, the most important ideas from their conversation.

After the small group exercise was finished, everyone reconvened into the larger group meeting to share their ideas. One person from each group described key takeaways from their conversation, giving an opportunity for participants to hear all of the ideas, and see points of consensus or differences.



Participants reconvene to report back their 3 big ideas.



A small group works together to add their ideas to a map of their neighborhood.

## *Virtual Input Sessions Schedule*

**JUNE 15**  
**GLENWOOD**  
Zoom Meeting: 6 PM

**JUNE 16**  
**MILLVILLE**  
Zoom Meeting: 6 PM

**JUNE 18**  
**ST. ANDREWS**  
Zoom Meeting: 6 PM



# GLENWOOD Virtual Input Session

## Summary of the Big Ideas

At the Glenwood Input Session, participants discussed ideas for the neighborhood. At the end of the session, one participant from each group recapped their “Big Ideas”; a summary of the most often heard ideas is below. The Big Ideas identified by each group were also categorized according to the 10 Cornerstone Ideas in the Downtown Plan (below, right) to be able to see topics of interest at a glance. For Glenwood, ideas mentioned most often included “Housing / Neighborhood Living” (23%); “Neighborhood Activity” and “Other” (20%); and “Gathering Spaces” (14%).

122  
participants

### GLENWOOD BIG IDEAS

**Revitalize Martin Luther King Jr. Blvd:** infill vacant lots with commercial, office, and housing

**Access to Open Space:** accessible spaces, walkable to housing

**Incentivize Infill Housing:** affordable and diverse housing types

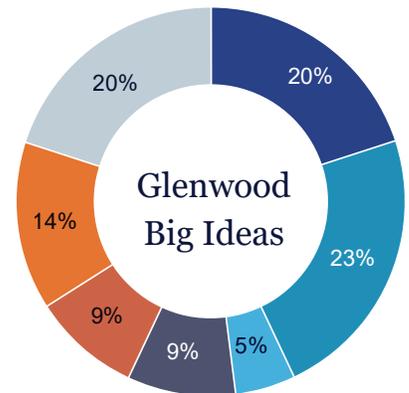
**Opportunities for Small Businesses:** incubator spaces and support for entrepreneurs

**Rebuild MLK Community Center:** bring back programs and amenities, need community pool

**Safe Streets:** improve crossings, better pedestrian and bike facilities

**Placemaking:** culture and heritage spaces that reflect the community

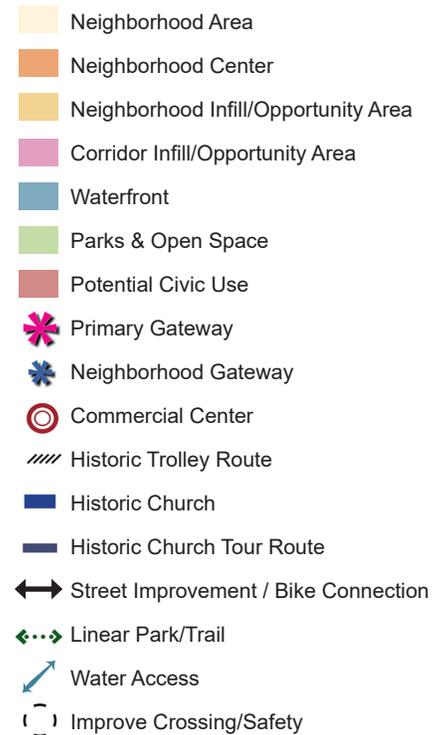
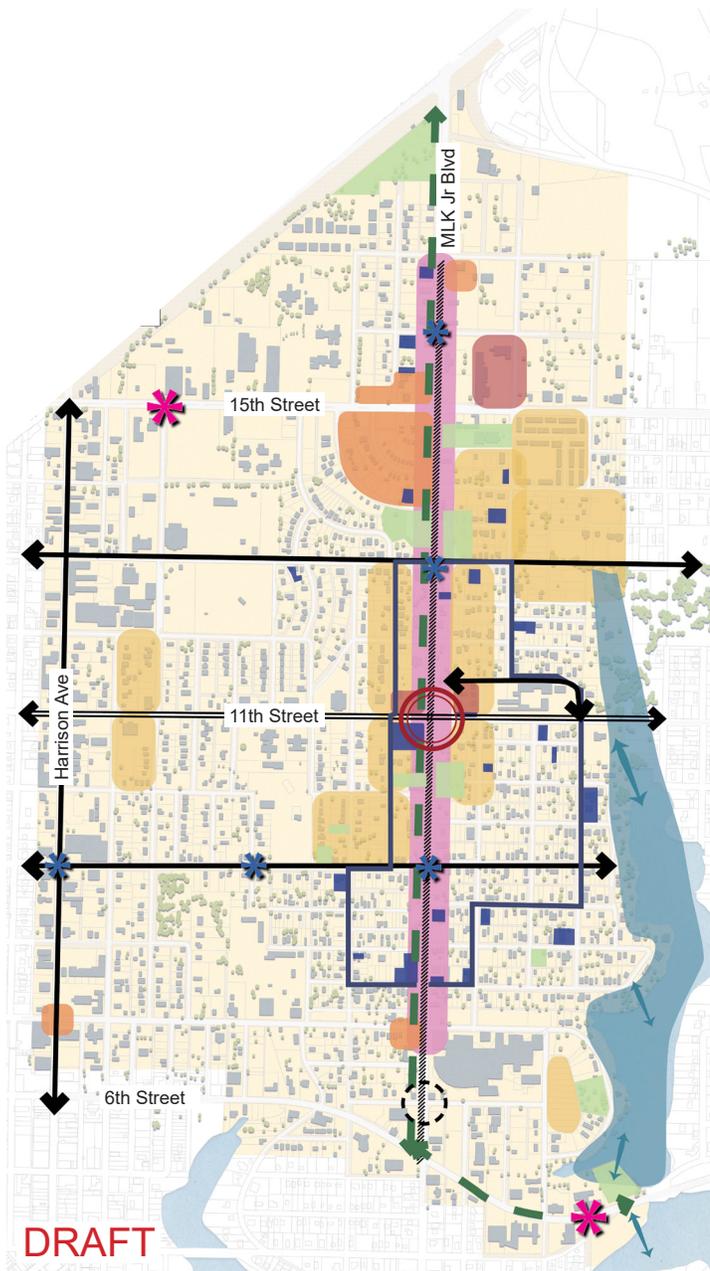
**Desired Amenities:** grocery store; recreation center



Above: Community Big Ideas categorized according to the 10 Cornerstone Ideas in the Downtown Plan.

## Draft Synthesis Map

During the group mapping exercise, the below questions were used to start a conversation about what is needed in the neighborhood. Following the meeting, the DK&P team created this map to begin to synthesize ideas discussed and mark locations identified as opportunities, such as gateways, new park locations, and a town center at 11th Street and Martin Luther King Jr. Boulevard.



## Glenwood: questions to get started

- Where are opportunities for new housing? What kinds of homes?
- What about new neighborhood commercial (shops and jobs)? What kinds of shops or businesses are most needed?
- What would you like to see in the MLK Rec Center when rebuilt? What other recreational facilities are needed?
- Where is it hard to walk or bike? Are there specific streets or intersections that should be redesigned?
- Where are improvements needed to neighborhood infrastructure (stormwater/sewer, water, utilities)?
- Do you have ideas for how to help/support homeowners to rebuild or improve homes?

# MILLVILLE Virtual Input Session

## Summary of the Big Ideas

A summary of the most often heard Big Ideas from community participants at the Millville Input Session is below. The ideas were also categorized according to the 10 Cornerstone Ideas in the Downtown Plan, to show top areas of interest (at right). For Millville the ideas mentioned most often included “Housing / Neighborhood Living” (33%); “Placemaking” (22%); and “Neighborhood Activity” (19%).

88  
participants

### MILLVILLE BIG IDEAS

**Open Waterfront:** initial steps at Watson Bayou Park, then future phased expansion

**Improve 3rd Street:** connect waterfront, historic Millville, Daffin Park, residents; improve infrastructure, safety, & walkability

**Revitalize Hwy 98:** improve safety; walkable and bikable; building aesthetics; bike/ped connection to downtown

**East Ave:** balance industrial traffic with homes / school

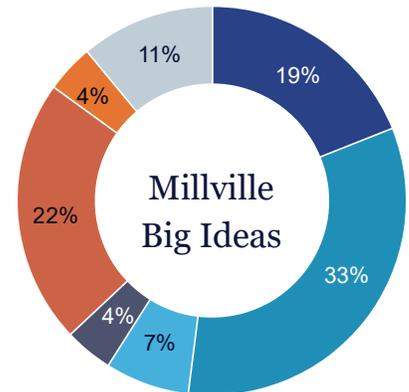
**Gateways:** Sherman & Hwy 98; East Ave & Hwy 98

**Commercial Nodes / Corner Store:** 9th & Sherman; 11th & Sherman; Cherry & East

**Restore & Repair Parks:** youth recreation at Daffin Park, natural features / gathering space at Joe Moody Harris Park, historic cemetery

**Access to Food:** grocery store; eateries; market

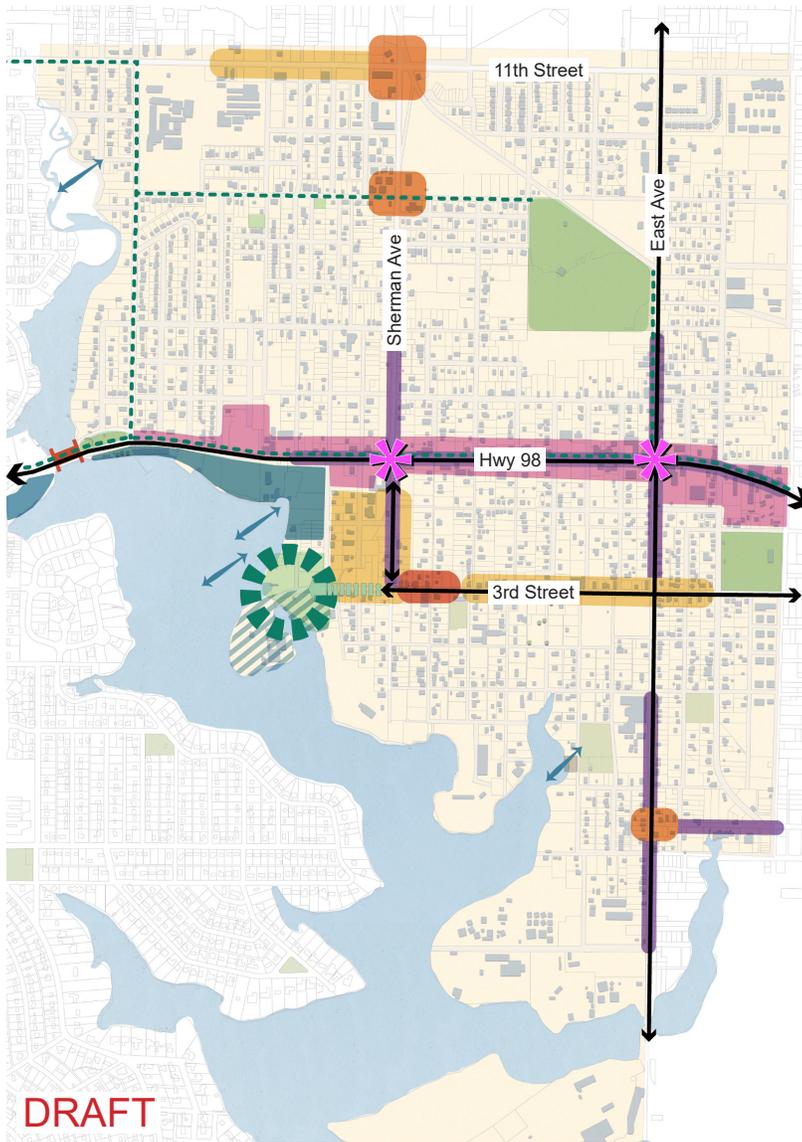
**Compatible Infill:** maintain integrity of historic Millville



Above: Community Big Ideas categorized according to the 10 Cornerstone Ideas in the Downtown Plan.

## Draft Synthesis Map

During the group mapping exercise, the below questions were used to start a conversation about what is needed in Millville. Following the meeting, the DK&P team created this map to begin to synthesize ideas discussed and mark locations identified as opportunities, such as neighborhood centers, water access, and an opportunity for a signature waterfront park.



## Millville: questions to get started

- Where are opportunities for new housing? What kinds of homes?
- What about new neighborhood commercial (shops and jobs)? What kinds of shops or businesses are most needed?
- What would you like to see included at an improved Daffin Park? What about Joe Moody Park? What about Watson Bayou Park?
- Where are improvements needed to neighborhood infrastructure (stormwater/sewer, water, utilities)?
- Where is it hard to walk or bike? Are there specific streets or intersections that should be improved?
- Tell us about water access/boat ramps. What is most critical for Millville?

# ST. ANDREWS Virtual Input Session

## Summary of the Big Ideas

A summary of the most often heard Big Ideas from community participants at the St. Andrews Input Session is below. The Big Ideas were also categorized according to the 10 Cornerstone Ideas in the Downtown Plan, to graphically show top areas of interest (at right). In St. Andrews the ideas were distributed among all categories; the most often heard was ideas about “Resilient Infrastructure” (20%).

98 participants

### ST. ANDREWS BIG IDEAS

**Increase Water Access:** activate Lake Ware; Marina as iconic space; kayaks

**Redesign Beck Avenue:** it is a Main Street, not state highway; improve safety; make pedestrian-oriented; lighting, parking, shade; bike lanes

**Incentivize Infill Housing:** affordable and diverse housing types

**Improve Infrastructure:** improve water quality, underground power, upgrade pipes, community broadband

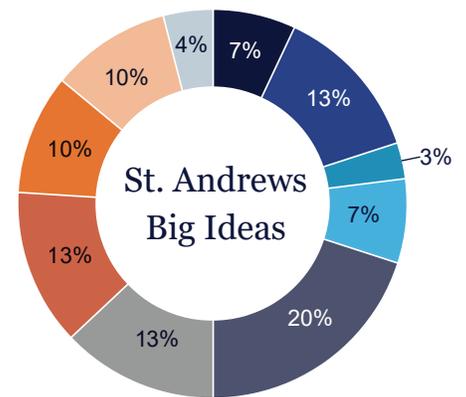
**Bike Paths:** connect to downtown (Beach Dr); 10th/11th Street connections

**Address Parking:** enforcement & supply

**Invest in Arts & Culture;** expand as a tourist destination

**Desired Amenities:** grocery store; skate park, splash pad, amphitheater

**Update Standards:** architecture / design standards; streamline permitting for businesses

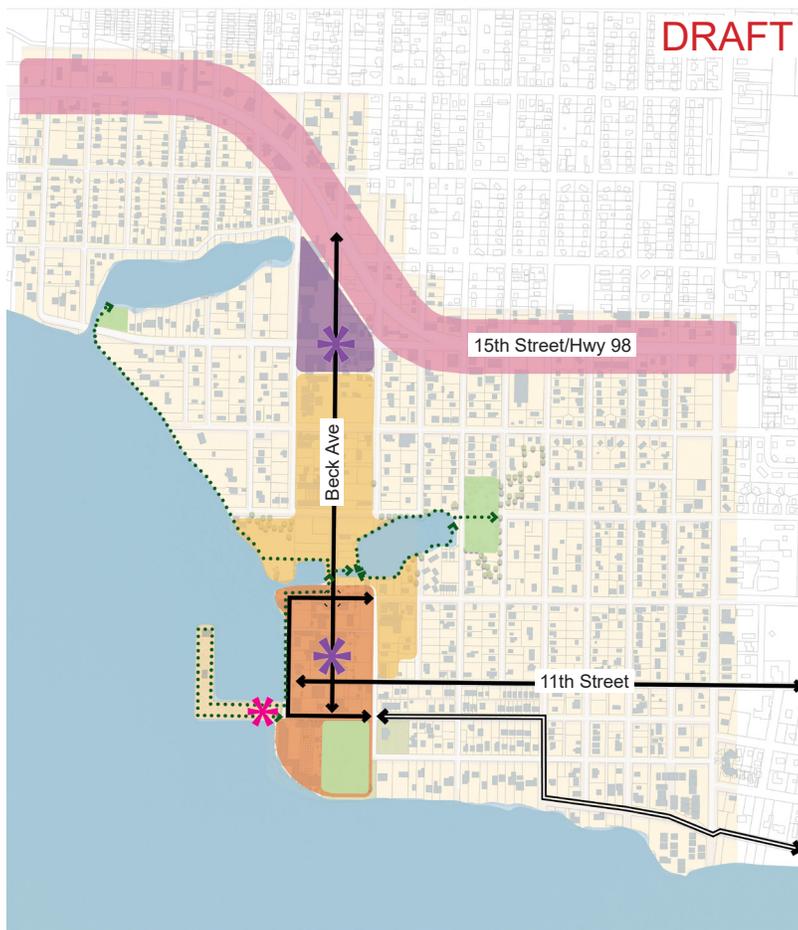


- Waterfront Access
- Neighborhood Activity
- Neighborhood Living
- Safety & Security
- Sustainable Building
- Resilient Infrastructure
- Connectivity
- Placemaking
- Gathering Spaces
- Codes & Standards
- Other

Above: Community Big Ideas categorized according to the 10 Cornerstone Ideas in the Downtown Plan.

## Draft Synthesis Map

During the group mapping exercise, the below questions were used to start a conversation about what is needed in St. Andrews. Following the meeting, the DK&P team created this map to begin to synthesize ideas discussed and mark locations identified as opportunities. Ideas included a new design for Beck Avenue, creating public open space at the marina, and adding a bike connection to downtown.



- Neighborhood Area
- Potential Gateway Area
- Neighborhood Center
- Neighborhood Infill/Opportunity Area
- Corridor Infill/Opportunity Area
- Waterfront
- Parks & Open Space
- Gateway
- Mixed-use Center
- Street Improvement / Pedestrian & Bike Connection
- Bike Connection
- Trail

## St Andrews: questions to get started

- Where are opportunities for new housing? What kinds of homes?
- What about new neighborhood commercial (shops and jobs)? What kinds of shops or businesses are most needed?
- What is your vision for Beck Avenue? How should buildings and the street be designed?
- How do you get to area shops and restaurants today (walk/bike/drive)? If you drive, is it easy to find parking?
- Where is it hard to walk or bike? Are there specific streets to improve?
- Are there areas that flood today? Where are improvements needed to neighborhood infrastructure (stormwater/sewer, water, utilities)?
- Tell us about water access / the marina.

# Special Topic Meetings

Following the Input Sessions, the DK&P team worked to synthesize information heard, and create illustrations to test community ideas. The team also held meetings to discuss special topics of interest and continue to gather input, which included meetings about workforce development, housing, small businesses, transportation & parking, and the environment & stormwater. The special topic meetings were conducted on Zoom, and led by the planners, economist, transportation and civil engineers on the DK&P team that were subject area experts. Ideas that were discussed in the meetings were incorporated into ideas and illustrations presented at the Work-in-Progress Presentation.

## Schedule

➤➤ JUNE 22  
Workforce Development  
11 AM

➤➤ JUNE 22  
Transportation/Parking  
1 PM

➤➤ JUNE 22  
Small Businesses  
3 PM

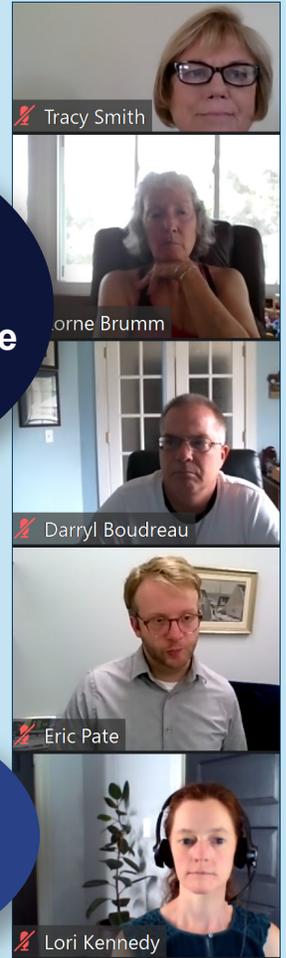
➤➤ JUNE 24  
Stormwater/Environment  
11 AM

➤➤ JUNE 24  
Housing  
3 PM

“Existing skills exist here in Panama City that are inherent to the culture (seafood, etc)”

“Slow streets designed for the neighborhood context can be more pedestrian & bike friendly”

“Linking and cross training with schools is key!”



# Work-in-Progress Presentation

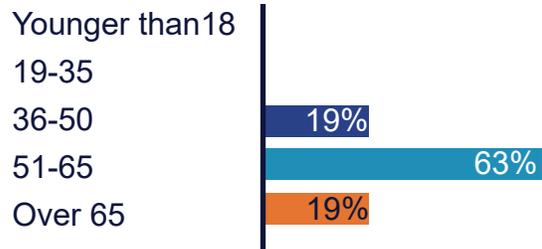
On June 26th, the DK&P team presented the draft illustrations and recommendations completed during the virtual charrette week. The presentation was a webinar format and the community was able to join and ask questions through the Q&A during the meeting. Over 80 people joined and spent their Friday evening with the team.

The goal of the presentation was to get initial reactions to draft work and determine topics or ideas that should be the focus of further analysis and exploration. At the end of the presentation polling asked participants if they had participated in previous online events, what they were most excited about, and if the plan was generally on the right track. Input received is summarized on the following pages.

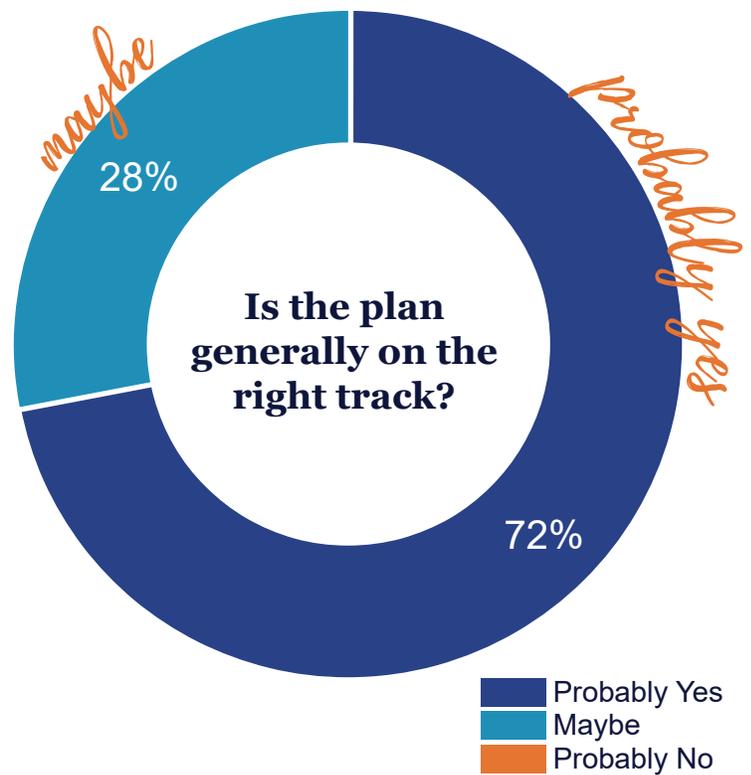
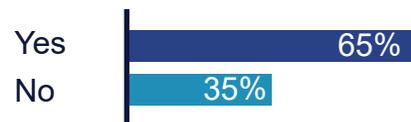
Following the presentation, the video of the meeting was posted to the Vision Hub, so that additional community members could review the work to date and provide feedback.

*87 participants*

## What is your age?



## Did you participate in any of the online meetings this week or last week?



RESPONSES FROM WORK-IN-PROGRESS POLLING:

In ONE word, tell us what idea you're most excited about?



Responses from community participants during the meeting. Larger text indicates words entered by multiple participants.

## RESPONSES FROM WORK-IN-PROGRESS POLLING:

What wasn't mentioned, that the team still needs to explore?

30%

mentioned  
OPEN SPACE &  
RECREATION

- Pool in Glenwood
- Pet friendly areas
- Boat ramp relocation
- Drummond Park football
- Ball field in St. Andrews
- Amphitheater in Glenwood and/or Millville neighborhoods

23%

mentioned  
TIMEFRAME &  
COST

- Stages of development / implementation
- Cost
- Timing
- Implementation
- Financing

74%

mentioned  
BUSINESS  
OPPORTUNITIES

- How citizens can financially invest in new businesses
- Neighborhood financial empowerment
- Streamline business permitting
- Major hotels and businesses
- Mall
- Business opportunities

12%

mentioned  
TRANSPORTATION  
& STREETS

- Enhancement of roadway right-of-way to beautify the area.
- Sidewalks in neighborhoods
- Public transit
- Water taxi

9%

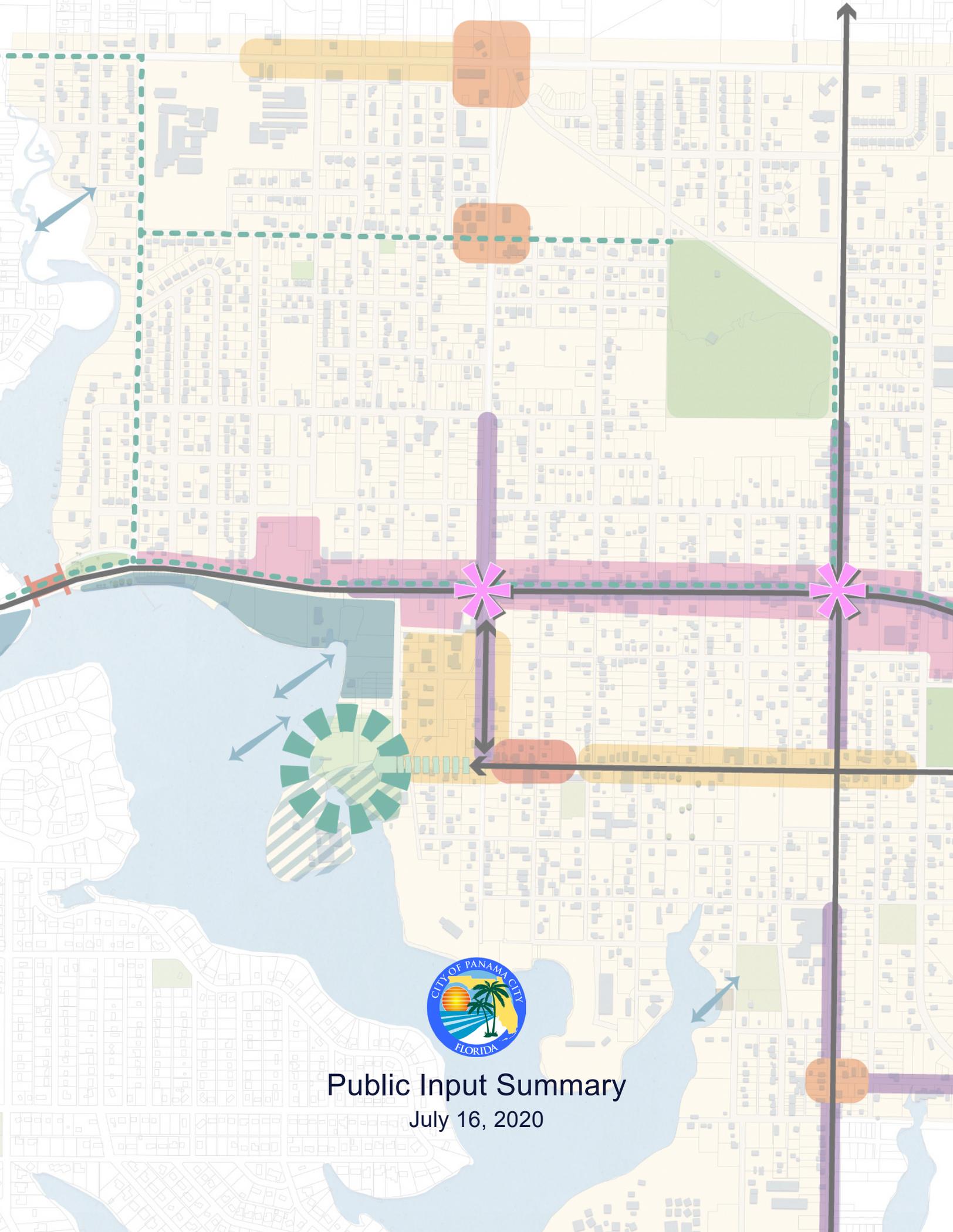
mentioned  
CODE & DESIGN  
ENFORCEMENT

- Design guideline enforcement
- Form-based codes
- Code enforcement

12%

mentioned  
OTHER IDEAS

- African American history museum
- Bayview Ave
- Gentrification
- Blighted areas
- Integration of neighborhoods
- Expectations



# Public Input Summary

July 16, 2020