

Evidence Appendix

DOCUMENT INVENTORY & CODED EVIDENCE

Prepared for the St. Pete Downtown Partnership | September 2026

RELEVANCE	Core = central evidence • Supporting = supplementary evidence • Contextual = background
ENGAGEMENT	Yes = direct engagement record • Partial = includes or reports engagement • No = none • Not applicable = does not apply

ID	YEAR	DOCUMENT / SOURCE	TYPE	PLANNING EPISODE	RELEVANCE	ENGAGEMENT	NOTES / VARIANT
0	1979	1979 Gas Plant Redevelopment Plan Gas Plant Redevelopment Plan <i>Prepared by: City of St. Petersburg, Office of Urban Redevelopment / Department of Community Development</i>	Historical / contextual resource	Original Gas Plant urban renewal planning (1970s)	Contextual	Partial	Used for historical context. City Council initiated preparation on 09/07/1978. The plan was later adopted in 1979. 283 pages. Historical outcomes are documented by later sources; the prospective plan alone does not establish what was delivered.
1	2008	2008 City Council RFP Response Report Report on Tropicana Field RFP Responses <i>Prepared by: City of St. Petersburg</i>	Council presentation	2008 Tropicana Field RFP	Core	No	20 pages.
2	2008	EcoVerde 2008 Proposal EcoVerde: Response to Tropicana Field Request for Proposal <i>Prepared by: Archstone-Madison</i>	Developer proposal	2008 Tropicana Field RFP	Core	Partial	Submitted as EcoVerde by Archstone-Madison. 95 pages.
3	2008	Hines West End 2008 Proposal West End St. Pete: Tropicana Field Land Development Proposal <i>Prepared by: Hines</i>	Developer proposal	2008 Tropicana Field RFP	Core	Partial	108 pages. PDF pp. 54–55 report nearly 350 forum attendees and individual surveys/group exercises. Underlying submissions were unavailable for this review.
4	2008	2008 City Proposal Comparison Matrix Tropicana Field Redevelopment Proposals: Summary Comparison Matrix <i>Prepared by: City of St. Petersburg</i>	City evaluation material	2008 Tropicana Field RFP	Core	No	28 pages. Direct evidence of City comparison and stated solicitation objectives. The original 2008 RFP was unavailable; this matrix is not a substitute for the complete original solicitation.
5	2008	Williams Quarter 2008 Proposal Williams Quarter: Tropicana Field RFP Response <i>Prepared by: Williams Quarter, LLC; DeBartolo Holdings; NRP Group; RGA Group</i>	Developer proposal	2008 Tropicana Field RFP	Core	Partial	48 pages.
6	2021	HR&A 2021 Shortlisted Proposals Review Tropicana Field Redevelopment: Shortlisted Proposals Review <i>Prepared by: HR&A Advisors</i>	City evaluation material	2020–2021 Tropicana Field RFP	Core	Partial	74 pages.
7	2020	2020 Tropicana Field RFP Request for Proposal for the Development of the Tropicana Field Site <i>Prepared by: City of St. Petersburg</i>	RFP / solicitation	2020–2021 Tropicana Field RFP	Core	Partial	Variant: Final RFP 32 pages. The 21 principles are solicitation expectations; the RFP asks proposals to address as many elements as possible. Not every preference became an unconditional delivery duty.
8	2021	Midtown 2021 Proposal Creekside: A Reimagining of the Tropicana Field Site <i>Prepared by: Midtown Development</i>	Developer proposal	2020–2021 Tropicana Field RFP	Supporting	Partial	243 pages. Report Figure 1: printed pp. 186–187 / PDF pp. 187–188, showing affordable, workforce and market-rate housing on the same block.
9	2021	Pope & Land 2021 Proposal Proposal for the Tropicana Field Site <i>Prepared by: Pope & Land Real Estate / HGOR</i>	Developer proposal	2020–2021 Tropicana Field RFP	Supporting	Partial	24 pages.
10	2021	Portman-Third Lake 2021 Proposal Proposal for the Tropicana Field Site <i>Prepared by: Portman-Third Lake</i>	Developer proposal	2020–2021 Tropicana Field RFP	Supporting	Partial	185 pages.
11	2021	Silver Hills 2021 Proposal Tropicana Field RFP Response <i>Prepared by: Silver Hills Development / The Edwards Companies</i>	Developer proposal	2020–2021 Tropicana Field RFP	Supporting	Partial	27 pages.
12	2021	SROA Capital 2021 Proposal Proposal for the Tropicana Field Site <i>Prepared by: Storage Rentals of America / Holabird & Root</i>	Developer proposal	2020–2021 Tropicana Field RFP	Supporting	Partial	37 pages.
13	2021	Sugar Hill 2021 Proposal Proposal for Tropicana Field Site <i>Prepared by: Sugar Hill Community Partners / JMA Ventures</i>	Developer proposal	2020–2021 Tropicana Field RFP	Supporting	Partial	170 pages. Report Figure 3: printed p. 176, left side of PDF p. 92 (spread pp. 176–177), AltaSea Florida innovation-campus concept.
14	2021	TRS 2021 Proposal Proposal for the Tropicana Field Site: Strategic Development Plan <i>Prepared by: TRS Development Services</i>	Developer proposal	2020–2021 Tropicana Field RFP	Supporting	Partial	86 pages.
15	2021	Unicorp 2021 Proposal Proposal for the Tropicana Field Site <i>Prepared by: Unicorp National Developments</i>	Developer proposal	2020–2021 Tropicana Field RFP	Supporting	Partial	206 pages.

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16	2021	Wendover Housing 2021 Proposal Proposal for the Tropicana Field Site <i>Prepared by: Wendover Housing Partners</i>	Developer proposal	2020–2021 Tropicana Field RFP	Supporting	Partial	68 pages.
17	2023	HR&A 2023 Proposal Evaluation Historic Gas Plant District: Review and Evaluation of Development Proposals <i>Prepared by: HR&A Advisors</i>	City evaluation material	2022–2023 Historic Gas Plant RFP	Core	Partial	78 pages.
18	2022	2022 Historic Gas Plant RFP Historic Gas Plant Site Request for Proposal <i>Prepared by: City of St. Petersburg</i>	RFP / solicitation	2022–2023 Historic Gas Plant RFP	Core	Partial	Variant: Final RFP Issued 08/26/2022. 33 pages.
19	2022	50 Plus 1 Sports 2022 Proposal A Brighter Future for Everyone: Proposal for the Historic Gas Plant Site <i>Prepared by: 50 Plus 1 Sports</i>	Developer proposal	2022–2023 Historic Gas Plant RFP	Core	Partial	152 pages.
20	2022	Hines-Rays 2022 Proposal Proposal for the Historic Gas Plant District <i>Prepared by: Hines / Tampa Bay Rays</i>	Developer proposal	2022–2023 Historic Gas Plant RFP	Core	Partial	243 pages. Report Figure 4: printed p. 153 / PDF p. 160, district and neighborhood corridor map.
21	2022	Restoration Associates 2022 Proposal Proposal for the Historic Gas Plant District <i>Prepared by: Gas Plant District Restoration Associates</i>	Developer proposal	2022–2023 Historic Gas Plant RFP	Core	Partial	141 pages. Report Figure 2: museum/park at printed p. 117 / PDF p. 118; housing program at printed p. 108 / PDF p. 109; AMI definitions at printed p. 110 / PDF p. 111. Housing status is not established for every building in the rendering.
22	2022	Sugar Hill 2022 Proposal Proposal for the Historic Gas Plant District Redevelopment <i>Prepared by: Sugar Hill Community Partners</i>	Developer proposal	2022–2023 Historic Gas Plant RFP	Core	Partial	305 pages. Report Figure 5: printed p. 151 / PDF p. 159, proposed creek restoration, flood-mitigation and pedestrian-access design; not measured flood performance.
23	2025	ARK-Ellison-Horus 2026 Proposal The Gas Plant District Redevelopment <i>Prepared by: ARK Ellison Horus, LLC</i>	Developer proposal	2026 Disposition & Selection	Core	Partial	Dated 10/03/2025. 98 pages.
24	2026	Foundation Vision Partners 2026 Proposal Historic Gas Plant District Proposal: Shared Prosperity for St. Petersburg <i>Prepared by: Foundation Vision Partners / Gensler / Stantec</i>	Developer proposal	2026 Disposition & Selection	Core	Partial	64 pages.
25	2026	PCHA 2026 Senior Housing Proposal Unsolicited Offer for City-Owned Property at 1659 3rd Avenue South <i>Prepared by: Pinellas County Housing Authority</i>	Developer proposal	2026 Disposition & Selection	Core	No	8 pages.
26	2026	The Burg Bid 2026 Proposal Historic Gas Plant District Redevelopment: Legacy Honored, Future Forged <i>Prepared by: The Burg Bid LLC</i>	Developer proposal	2026 Disposition & Selection	Core	Partial	116 pages. Report Figure 6: PDF p. 26, proposed local retail, cafés and pedestrian space with limited vehicle access. Safety and activity are intended design qualities, not verified operating outcomes.
27	2026	Community Feedback Files Summary Historic Gas Plant Feedback Forms: File Summary <i>Prepared by: City of St. Petersburg</i>	Engagement summary	2022–2023 Historic Gas Plant RFP engagement record	Supporting	Yes	1 page. Created in 2026 to describe the underlying 2022-2023 submissions.
28	2023	2023 CBAC Community-Benefits Input Historic Gas Plant District Community Benefits Input <i>Prepared by: City of St. Petersburg</i>	Engagement summary	2022–2023 Historic Gas Plant RFP engagement record	Core	Yes	83 submission rows with feedback; not necessarily 83 unique participants. Personal identifiers are omitted. This input form is distinct from formal CBAC votes and recommendations (source 83).
29	2023	2023 Open House Feedback Historic Gas Plant District Open House Feedback <i>Prepared by: City of St. Petersburg</i>	Engagement summary	2022–2023 Historic Gas Plant RFP engagement record	Core	Yes	107 substantive feedback submissions; not necessarily unique participants. Personal identifiers are omitted.
30	2022–2023	2022 RFP Release Feedback Historic Gas Plant District RFP Release Feedback <i>Prepared by: City of St. Petersburg</i>	Engagement summary	2022–2023 Historic Gas Plant RFP engagement record	Core	Yes	138 submission rows; 116 contain feedback. The export includes 2023-dated entries and is not a clean pre-RFP participation count. Personal identifiers are omitted.
31	2016	2016 Suncoast Dome Rehabilitation Order Conditional Site Rehabilitation Completion Order: Former Suncoast Dome <i>Prepared by: Florida Department of Environmental Protection, Southwest District</i>	Technical appendix	Environmental remediation record	Supporting	Not applicable	51 pages.
32	2016	2016 Contaminated-Soil Maintenance Plan Control Maintenance Plan for Contaminated Soil Area <i>Prepared by: George F. Young, Inc.</i>	Technical appendix	2016–2018 HKS conceptual master planning	Supporting	Not applicable	14 pages.
33	2016	2016 Tropicana Field Site Analysis Tropicana Field Site Analysis <i>Prepared by: George F. Young, Inc.</i>	Technical appendix	2016–2018 HKS conceptual master planning	Supporting	Not applicable	8 pages.
34	2016	2016 Hotel/Conference Center Study Downtown Hotel/Conference Center Opportunity <i>Prepared by: Robert Charles Lesser & Co. (RCLCO)</i>	Consultant study	2016–2018 HKS conceptual master planning	Supporting	Not applicable	27 pages.

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35	2016	2016 Tropicana Field Market Analysis Market Analysis Relative to Redevelopment of Tropicana Field Site <i>Prepared by: Robert Charles Lesser & Co. (RCLCO)</i>	Consultant study	2016–2018 HKS conceptual master planning	Supporting	Not applicable	72 pages.
36	2017	HKS 2017 Stadium Scenario Tropicana Field Concept Master Plan: An Urban Design Proposal <i>Prepared by: HKS</i>	Consultant study	2016–2018 HKS conceptual master planning	Core	Yes	Variant: Scenario 1 – Stadium 62 pages.
37	2018	HKS Scenario 2 Additional Calculations District Master Plan Scenario 2: Additional Calculations <i>Prepared by: HKS</i>	Technical appendix	2016–2018 HKS conceptual master planning	Supporting	Not applicable	Variant: Scenario 2 – Additional calculations 4 pages.
38	2018	HKS 2018 No-Stadium Council Presentation District Master Plan Scenario 2: City Council Committee of the Whole Presentation <i>Prepared by: City of St. Petersburg / HKS</i>	Council presentation	2016–2018 HKS conceptual master planning	Core	Yes	Variant: Scenario 2 – Council presentation 84 pages.
39	2018	HKS 2018 No-Stadium Master Plan The District Concept Master Plan: An Urban Design Proposal <i>Prepared by: HKS</i>	Consultant study	2016–2018 HKS conceptual master planning	Core	Yes	Variant: Scenario 2 – No Stadium 58 pages. Report Figure 7: printed/PDF p. 19, public-engagement photograph. Crossing alternatives are concepts, not a common-scope comparative cost estimate.
40	2016	HKS 2016 Public Outreach Summary Tropicana Field Conceptual Master Plan: Public Outreach Summary of Findings <i>Prepared by: Garth Solutions, Inc. for HKS</i>	Engagement summary	2016–2018 HKS conceptual master planning	Core	Yes	11 pages. Methods at PDF pp. 2–5 include two public meetings, stakeholder/Council sessions, teen and South St. Petersburg/Midtown input. Qualitative themes do not establish prevalence or representativeness.
41	2020	2020 Bloomberg-Harvard Strategy Presentation St. Petersburg: Inclusive Approach to Tropicana Field Redevelopment <i>Prepared by: City of St. Petersburg</i>	Consultant study	Pre-2020 RFP redevelopment strategy	Supporting	Partial	19 pages.
42	2008	2008 Rays Economic and Fiscal Impact Study Economic & Fiscal Impacts of Tampa Bay Rays Franchise and Tropicana Field Site Redevelopment <i>Prepared by: Blue Ribbon Task Force on Baseball</i>	Consultant study	2008 stadium and redevelopment analysis	Supporting	Not applicable	DRAFT; 8 pages.
43	2023	2023 Victus Rays Impact Study Tampa Bay Rays Economic, Fiscal, and Social Impact Analysis <i>Prepared by: Victus Advisors</i>	Consultant study	2022–2023 stadium and redevelopment analysis	Supporting	Not applicable	Marked 'Subject to Change'. 37 pages.
44	2020	2020 Duke Energy Site Readiness Assessment Duke Energy Site Readiness Program: Tropicana Site <i>Prepared by: Duke Energy Site Readiness Program</i>	Consultant study	Pre-2020 RFP site preparation	Supporting	Not applicable	33 pages.
45	2019	2019 Sustainability and Resiliency Guidance Applying the ISAP: Staff Guidance for Tropicana Field Site Redevelopment Concepts <i>Prepared by: VHB</i>	Consultant study	Pre-2020 RFP planning guidance	Core	Partial	Final technical report. 96 pages.
46	2008	2008 Stadium Parking Study Transportation & Parking Study – Phase I <i>Prepared by: Transportation and Parking Task Force / City of St. Petersburg</i>	Consultant study	2008 stadium and redevelopment analysis	Supporting	Partial	59 pages.
47	2023	2023 Mayor Welch State of the City Transcript Mayor Ken Welch 2023 State of the City Transcript <i>Prepared by: Mayor Kenneth T. Welch; transcript compiled by Jackson Feldman</i>	Speech transcript	2023 Selection	Core	Partial	Transcript compiled from YouTube's automatically generated captions of the City's recording and lightly edited for readability. It documents the stated selection principles and Hines/Rays announcement. The recording is the primary source. The 2,000-plus engagement statement appears at transcript p. 8, 52:44–52:59; it describes the broader process, not a verified count of unique participants.
48	2023	2023 Mayor Welch State of the City Release Mayor Welch Focuses on Inclusive and Principled Progress at Annual State of the City Address <i>Prepared by: City of St. Petersburg</i>	City media release / webpage	2023 Selection	Supporting	Partial	Official City release dated January 30, 2023. PDF p. 2 corroborates the mayor's acknowledgment of 2,000+ residents and stakeholders in the broader engagement process; it does not establish a unique-person count.
49	2021	2021 Midtown Selection Announcement Mayor Kriseman Announces Selection of Midtown Development as Tropicana Field Site Developer <i>Prepared by: City of St. Petersburg</i>	City media release / webpage	2020–21 RFP	Core	Partial	Official City release announcing Midtown Development's selection. Documents the City's stated rationale, including community involvement, earlier promises, the PCUL partnership, and proposed small business funding.
50	2026	2026 Historic Gas Plant Disposition Notice Legal Notice – Intent to Dispose – Historic Gas Plant <i>Prepared by: City of St. Petersburg</i>	Legal notice / disposition solicitation	2026 Disposition & Selection	Core	Partial	Variant: Published legal notice Formal notice initiating the disposition and alternative-proposal process for the Historic Gas Plant site. It functioned as the governing solicitation for this cycle but was not a conventional detailed RFP.

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51	2026	Reparations Land Trust 2026 Proposal A Democratic Proposal for the Gas Plant and Other City Owned Property <i>Prepared by: Reparations Land Trust and Development Authority</i>	Development proposal	2026 Disposition & Selection	Supporting	Partial	Proposes a resident-elected authority controlling the Gas Plant property and other land within a broader Community Empowerment Corridor. Strong reparations, community control, and Black economic development framing, but does not provide a site plan, financing plan, development team, or delivery schedule.
52	2026	Logical Sites 2026 Proposal A Proposal Submitted to the City of St. Petersburg Involving the Historic Gas Plant District <i>Prepared by: Logical Sites Inc. & Partners</i>	Development proposal	2026 Disposition & Selection	Supporting	Partial	Affordable housing-centered outline incorporating workforce, senior, and disability housing options. Raises procedural and legal objections to the City's process and intentionally withholds detailed plans, figures, financing, and the development principal's identity.
53	2026	Freedom Communities 2026 Proposal Historic Gas Plant District Master Development Proposal <i>Prepared by: Freedom Communities Company</i>	Development proposal	2026 Disposition & Selection	Supporting	Partial	Proposes an initial 100-unit mixed-income project on approximately 1-1.5 acres, with 80 affordable and 20 workforce units; a rental-to-homeownership pathway; grocery-oriented retail; and cultural amenities. Financing and organizational partnerships remain preliminary.
54	2026	Tampa Bay Boom 2026 Proposal Proposal for the Historic Gas Plant District RFP <i>Prepared by: The Tampa Bay Boom Inc.</i>	Development proposal	2026 Disposition & Selection	Supporting	Partial	Sports franchise-led concept combining property acquisition, phased mixed-use development, and a proposed acquisition of the Tampa Bay Rays. Identifies a general capital structure, development team, and phasing framework but provides no purchase offer, unit counts, detailed sources and uses, or firm delivery schedule.
55	2026	2026 Historic Gas Plant Open House Transcript Transcript of 04/30/26 Historic Gas Plant District Open House <i>Prepared by: City of St. Petersburg; transcript compiled by Jackson Feldman</i>	Derived transcript	2026 Disposition & Selection	Core	Yes	Derived from the City's April 30, 2026 recording. At 5:10 (transcript p. 3), the mayor announces a 30-day resident-feedback period. Moderator-selected questions do not establish prevalence. Derived from automatic captions; the recording is the primary source.
56	2026	2026 Preferred Proposal Selection Announcement Mayor Kenneth T. Welch Announces Proposal Selections for Historic Gas Plant District Project <i>Prepared by: City of St. Petersburg</i>	City media release / webpage	2026 Disposition & Selection	Core	Partial	Official July 2, 2026 selection announcement. Both PCHA and The Burg require negotiated agreements and Council approval. Only The Burg enters CBA/CBAC review; the City exempts PCHA's entirely affordable/workforce project.
57	2026	2026 City Staff Proposal Comparison Historic Gas Plant Proposal Comparison <i>Prepared by: City of St. Petersburg staff</i>	City evaluation material / comparative matrix	2026 Disposition & Selection	Core	Partial	Internal comparative matrix created on 03/20/2026 and received through a City public records request on 08/05/2026. Compares program, infrastructure, financing, partners, phasing, and employment information across selected proposals.
58	2026	ARK 2026 Evaluation – AEF ARK-Ellison-Horus Evaluation – AEF <i>Prepared by: City of St. Petersburg evaluator identified as AEF</i>	City evaluation material	2026 Disposition & Selection	Core	Partial	Variant: AEF evaluation City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
59	2026	The Burg 2026 Evaluation – AEF The Burg Bid Evaluation – AEF <i>Prepared by: City of St. Petersburg evaluator identified as AEF</i>	City evaluation material	2026 Disposition & Selection	Core	Partial	Variant: AEF evaluation City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
60	2026	Freedom Communities 2026 Evaluation – AEF Freedom Communities Evaluation – AEF <i>Prepared by: City of St. Petersburg evaluator identified as AEF</i>	City evaluation material	2026 Disposition & Selection	Core	Partial	Variant: AEF evaluation City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
61	2026	Logical Sites 2026 Evaluation – AEF Logical Sites Evaluation – AEF <i>Prepared by: City of St. Petersburg evaluator identified as AEF</i>	City evaluation material	2026 Disposition & Selection	Core	Partial	Variant: AEF evaluation City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
62	2026	PCHA 2026 Evaluation – AEF PCHA Evaluation – AEF <i>Prepared by: City of St. Petersburg evaluator identified as AEF</i>	City evaluation material	2026 Disposition & Selection	Core	Partial	Variant: AEF evaluation City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
63	2026	Reparations 2026 Evaluation – AEF Reparations Land Trust Evaluation – AEF <i>Prepared by: City of St. Petersburg evaluator identified as AEF</i>	City evaluation material	2026 Disposition & Selection	Core	Partial	Variant: AEF evaluation City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
64	2026	Tampa Bay Boom 2026 Evaluation – AEF Tampa Bay Boom Evaluation – AEF <i>Prepared by: City of St. Petersburg evaluator identified as AEF</i>	City evaluation material	2026 Disposition & Selection	Core	Partial	Variant: AEF evaluation City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
65	2026	ARK 2026 Shortlist Form – TG ARK Shortlist Form – TG <i>Prepared by: City of St. Petersburg evaluator identified as TG</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: TG shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.

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66	2026	ARK 2026 Shortlist Form – BH ARK Shortlist Form – BH <i>Prepared by: City of St. Petersburg evaluator identified as BH</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: BH shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
67	2026	Foundation Vision Partners 2026 Shortlist Form – TG FVP Shortlist Form – TG <i>Prepared by: City of St. Petersburg evaluator identified as TG</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: TG shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
68	2026	Foundation Vision Partners 2026 Shortlist Form – BH FVP Shortlist Form – BH <i>Prepared by: City of St. Petersburg evaluator identified as BH</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: BH shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
69	2026	Freedom Communities 2026 Shortlist Form – TG Freedom Communities Shortlist Form – TG <i>Prepared by: City of St. Petersburg evaluator identified as TG</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: TG shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
70	2026	Freedom Communities 2026 Shortlist Form – BH Freedom Communities Shortlist Form – BH <i>Prepared by: City of St. Petersburg evaluator identified as BH</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: BH shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
71	2026	Reparations/Uhuru 2026 Shortlist Form – BH Reparations/Uhuru Shortlist Form – BH <i>Prepared by: City of St. Petersburg evaluator identified as BH</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: BH shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
72	2026	Logical Sites 2026 Shortlist Form – TG Logical Sites Shortlist Form – TG <i>Prepared by: City of St. Petersburg evaluator identified as TG</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: TG shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
73	2026	Logical Sites 2026 Shortlist Form – BH Logical Sites Shortlist Form – BH <i>Prepared by: City of St. Petersburg evaluator identified as BH</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: BH shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
74	2026	PCHA 2026 Shortlist Form – TG PCHA Shortlist Form – TG <i>Prepared by: City of St. Petersburg evaluator identified as TG</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: TG shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
75	2026	PCHA 2026 Shortlist Form – BH PCHA Shortlist Form – BH <i>Prepared by: City of St. Petersburg evaluator identified as BH</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: BH shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
76	2026	Reparations 2026 Shortlist Form – TG Reparations Shortlist Form – TG <i>Prepared by: City of St. Petersburg evaluator identified as TG</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: TG shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
77	2026	Tampa Bay Boom 2026 Shortlist Form – TG Tampa Bay Boom Shortlist Form – TG <i>Prepared by: City of St. Petersburg evaluator identified as TG</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: TG shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
78	2026	Tampa Bay Boom 2026 Shortlist Form – BH Tampa Bay Boom Shortlist Form – BH <i>Prepared by: City of St. Petersburg evaluator identified as BH</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: BH shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
79	2026	The Burg 2026 Shortlist Form – TG The Burg Bid Shortlist Form – TG <i>Prepared by: City of St. Petersburg evaluator identified as TG</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: TG shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
80	2026	The Burg 2026 Shortlist Form – BH The Burg Bid Shortlist Form – BH <i>Prepared by: City of St. Petersburg evaluator identified as BH</i>	City evaluation material	2026 Disposition & Selection	Supporting	Partial	Variant: BH shortlist form City evaluator worksheet produced through a City public records request received 08/05/2026. Reflects an individual evaluator's assessment rather than a collective City determination.
81	2007	2007 Rays Waterfront Stadium Announcement Rays Unveil Plans for New Stadium <i>Prepared by: Pete Williams / MLB.com</i>	Contemporary news release / contextual resource	2007–2008 Stadium & RFP Context	Core	No	Contemporary MLB.com account of the Rays' 11/28/2007 waterfront stadium proposal and associated plans to redevelop the Tropicana Field property. Documents the contemporaneous acknowledgement that the stadium had not produced the anticipated surrounding development. Original article preserved through a 12/02/2007 Wayback Machine capture.

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82	2008	2008 Focus on the Trop, Too Editorial Focus on the Trop, Too <i>Prepared by: St. Petersburg Times editorial board</i>	Newspaper editorial / contextual resource	2008 RFP	Supporting	No	05/01/2008 editorial arguing that redevelopment of the Tropicana Field property warranted attention alongside the waterfront stadium proposal and should generate lasting public value for the surrounding community.
83	2023	2023 CBAC Revised CBA Term Sheet Revised Community Benefits Agreement Term Sheet – CBAC Votes and Recommendations <i>Prepared by: Community Benefits Advisory Council</i>	Staff report / memo	2024 Agreements / 2025 Termination	Core	Yes	Variant: Revised term sheet Shows advisory recommendations before final agreement.
84	2024	2024 Historic Gas Plant Redevelopment Agreement Historic Gas Plant Redevelopment Agreement <i>Prepared by: City of St. Petersburg / Hines-Rays entities</i>	Development agreement	2024 Agreements / 2025 Termination	Core	Yes	City-supplied agreement treated as the executed redevelopment agreement for this research. Includes binding duties, goals, substitution provisions and enforcement limits. Printed pages and PDF pages differ by six.
85	2024	2024 Vesting Development Agreement Vesting Development Agreement <i>Prepared by: City of St. Petersburg / development entities</i>	Vesting development agreement	2024 Agreements / 2025 Termination	Core	No	Translates program into regulatory rights and terms.
86	2024	2024 Redevelopment Approval Release City Council Redevelopment Approval Media Release <i>Prepared by: City of St. Petersburg</i>	City media release / webpage	2024 Agreements / 2025 Termination	Supporting	Partial	Corroborates 5–3 approval and official framing.
87	2024	2024 Redevelopment Approval Agenda Packet City Council Redevelopment Approval Agenda Packet <i>Prepared by: City of St. Petersburg</i>	Council presentation	2024 Agreements / 2025 Termination	Core	Partial	Variant: Agenda packet with additions/deletions The packet includes draft agreement materials. The executed agreements govern analyses of where terms differ.
88	2024	2024 Development Term Sheet Development Term Sheet <i>Prepared by: City / development team</i>	Staff report / memo	2024 Agreements / 2025 Termination	Supporting	No	Nonbinding predecessor; final executed agreement controls.
89	2025	2025 Termination Agenda Packet Historic Gas Plant Termination Agenda Packet <i>Prepared by: City of St. Petersburg</i>	Council presentation	2024 Agreements / 2025 Termination	Core	Partial	Staff memo at PDF p. 78 records March 31 automatic termination of stadium documents. The packet proposes termination of the remaining agreements; it is not itself evidence of the Council vote.
90	2025	March 2025 St. Pete Rising Delay Article St. Pete Rising – Rays cite hurricane impacts and delays <i>Prepared by: St. Pete Rising</i>	Historical / contextual resource	2024 Agreements / 2025 Termination	Supporting	No	Context only; official documents control legal conclusions.
91	2025	July 2025 St. Pete Rising Closing Article St. Pete Rising – redevelopment deal closes <i>Prepared by: St. Pete Rising</i>	Historical / contextual resource	2024 Agreements / 2025 Termination	Supporting	No	July 25, 2025 contemporaneous reporting; PDF p. 2 reports Council's unanimous July 24 vote ending the remaining redevelopment deal. Characterized evidence of the vote, distinct from the proposed agenda instruments.
92	2008	April 2008 Mayor Endorsement Article 2 of 3 Trop Bidders Get Mayor's Endorsement <i>Prepared by: Aaron Sharockman / St. Petersburg Times</i>	Historical / contextual resource	2008 RFP	Supporting	Partial	Mayor's recommendation and bidder comparison.
93	2008	March 2008 Three Bidders Article 3 Suitors Offer Visions to Redevelop the Trop <i>Prepared by: Aaron Sharockman / St. Petersburg Times</i>	Historical / contextual resource	2008 RFP	Supporting	Partial	Contemporaneous summary of the three proposals.
94	2026	Florida Chapter 2026-43 CS/CS/SB 1134: Official Actions of Local Governments <i>Prepared by: Florida Legislature</i>	Enacted state law / legal context	Cross-cutting legal context	Core	No	Enacted as Chapter 2026-43; approved by the Governor April 22, 2026; effective January 1, 2027. Provides legal context for MWBE/DEI provisions; race-neutral SBE tools require legal review.
95	2024	2024 Stadium Development and Funding Agreement Stadium Development and Funding Agreement <i>Prepared by: City of St. Petersburg / Rays entities</i>	Stadium agreement in approval packet	2024 Agreements / 2025 Termination	Core	Partial	FINAL Council-approval text in July 18, 2024 agenda packet, PDF pp. 601–742; §§3.3 and 3.6 at PDF pp. 613–617 and 623. Unsigned signature pages at pp. 678–680 do not independently verify execution. Not contained in the redevelopment-agreement compilation.

Source IDs refer to the inventory; evidence IDs remain stable. Printed pages and PDF viewer pages are identified where they differ. Evidence strength describes the source's support for the coded point, not proof of delivery or representative public support. A proposal, solicitation preference, goal and binding obligation carry different authority.

PRIORITY / THEME	ENTRIES	SCOPE
Housing	56	Housing supply, tenure, affordability and stability.
Economic development	68	Jobs, workforce development and broadly shared economic activity.
Black business / entrepreneurship	30	Participation, capacity and opportunity for Black-, minority- or women-owned businesses and entrepreneurs.
Wealth creation / ownership	8	Mechanisms that create resident or community ownership, assets or long-term financial participation.
Historic recognition / remembrance	28	Recognition, interpretation and commemoration of the historic Gas Plant community.
Restorative justice / Gas Plant legacy	17	Explicit efforts to redress displacement, broken promises or other harms tied to prior redevelopment.
Land ownership, control & tenure	12	Who owns, controls, leases or receives development rights to public land and on what terms.
Implementation, accountability & enforceability	39	Mechanisms that convert aspirations into measurable, approved, monitored or enforceable obligations.
Parks / open space	40	Public parks, plazas, green space, recreation and civic realm.
Transportation / connectivity	53	Mobility, access and physical connection within and beyond the site.
Parking	12	Parking supply, replacement, location, structure, access and adaptability.
Infrastructure	15	Utilities, stormwater, roads and public systems needed to support development.
Sustainability / resilience	21	Future-oriented environmental performance, climate resilience and healthy design.
Environmental health & remediation	7	Existing environmental hazards, contamination, human-health risk and site remediation.
Arts / culture	18	Arts production, performance, public art and cultural programming.
Retail / commercial activity	11	Stores, restaurants and commercial activity that serve residents and animate the district.
Community facilities / amenities	23	Facilities and services that meet everyday community needs.
Development intensity / urban form	15	Density, height, massing, block form, pedestrian scale and spatial character.
Development program / land-use mix	11	The composition and balance of uses within the redevelopment.
Stadium / sports role	11	The role of the ballpark or sports/entertainment anchor in the district.
Financial feasibility / public return	29	Costs, subsidies, risk, revenue, fiscal return and feasibility of delivery.
Community engagement / governance	26	How residents and stakeholders participate in planning and decision-making.
Public trust / accountability	4	Confidence, transparency and perceived legitimacy of the process or institutions.
Public safety / comfort	2	Personal safety, comfort and inclusive use of public space.
Other / emerging	2	Potentially important evidence not yet stable enough for a dedicated code.

Housing

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1002	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 4	Affordable and mixed-income developments	Identified / raised	HKS identified the development of affordable and mixed-income housing as a stakeholder priority in the community engagement process.	Characterized
1050	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Housing affordability	Identified / raised	Participants identified housing affordability as a common redevelopment priority.	Characterized
1052	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Affordable & mid-range housing	Identified / raised	Participants prioritized providing affordable and mid-range housing as part of redevelopment.	Characterized
1099	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 24	Multiple income levels	Recommended	HKS identified housing for multiple income levels among the priorities informing its city-reconnection guiding principle.	Direct
1108	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 48	Housing mix & neighborhood activation	Recommended	HKS proposed a range of residential options, from studio apartments to family townhouses, as a way to activate the district throughout the day.	Direct
1110	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 55	Housing quantity / supply	Recommended	HKS's Scenario 1 development program included 3,000 housing units within 3.2 million square feet of residential development.	Direct
1158	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 50	Residential, education & workforce development	Recommended	HKS located residential uses alongside education and workforce-development functions in the Scenario 2 mixed-use district.	Direct
1168	2022–23 RFP	ID 30 — 2022 RFP Release Feedback	Response row 5 (Dec. 28, 2022)	Deep affordability (<80% AMI)	Identified / raised	A participant called for affordable and workforce housing serving households below 80% AMI.	Direct
1177	2022–23 RFP	ID 29 — 2023 Open House Feedback	Response submitted Jan. 23, 2023	Affordability definition & on-site delivery	Identified / raised	A participant evaluating the proposals called for clearer affordability definitions and meaningful on-site affordable-housing delivery.	Direct
1184	2022–23 RFP	ID 29 — 2023 Open House Feedback	Response submitted Jan. 23, 2023	On-site and off-site affordability balance	Identified / raised	A participant called for a better balance between on-site and off-site affordable housing and linked affordable-housing density to SunRunner access.	Direct
1185	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 13, 2023	Low-income affordability threshold	Identified / raised	A participant defined affordable housing as serving households at or below 80% AMI.	Direct
1186	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 13, 2023	Senior housing	Identified / raised	A participant identified housing for income-restricted seniors as a community-benefit priority.	Direct
1197	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 12	Affordable/workforce housing; on- and off-site options	Required	The City made housing affordability a core redevelopment requirement and directed proposers to maximize affordable and workforce units on site while allowing off-site and citywide tools.	Direct
1198	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 14	Affordable/workforce mix and AMI thresholds	Required	The RFP required affordable and workforce housing at defined income thresholds and specified that affordable units comprise at least half of that combined mix.	Direct
1215	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 18	Rental, ownership, family-sized and mixed-income housing	Required	The RFP sought rental and ownership housing across income levels, including family-sized units.	Direct
1221	2022–23 RFP	ID 19 — 50 Plus 1 Sports 2022 Proposal	pp. 3, 123	50% affordable/workforce units	Proposed / committed	The team proposed that half of approximately 6,700 apartments be affordable or workforce housing.	Direct
1226	2022–23 RFP	ID 20 — Hines-Rays 2022 Proposal	pp. 114, 124	On-site affordable/workforce units	Proposed / committed	Hines/Rays proposed 859 on-site affordable/workforce units within a larger 1,459-residence affordability package.	Direct
1227	2022–23 RFP	ID 20 — Hines-Rays 2022 Proposal	pp. 114–125	Anti-displacement / housing stability	Proposed / committed	The team proposed \$15 million for off-site homeownership, rental assistance, rehabilitation and homelessness-prevention initiatives affecting an estimated 600 residences.	Direct
1233	2022–23 RFP	ID 22 — Sugar Hill 2022 Proposal	pp. 128–130; HR&A p. 13	On-site and off-site affordable/workforce housing	Proposed / committed	Sugar Hill proposed 2,291 on-site affordable/workforce units plus 325 additional off-site units.	Direct
1241	2022–23 RFP	ID 21 — Restoration Associates 2022 Proposal	pp. 109–110	1,000 affordable/workforce units	Proposed / committed	Restoration Associates proposed 1,000 affordable/workforce units, with an additional 1,000 possible depending on stadium-site availability and financing.	Direct
1248	2022–23 RFP	ID 17 — HR&A 2023 Proposal Evaluation	p. 29	Comparative affordable-housing scale	Evaluation / comparative finding	HR&A found that 50 Plus 1 and Sugar Hill devoted roughly half of their residential programs to affordable/workforce units, compared with 15% for Hines/Rays.	Direct
1250	2022–23 RFP	ID 17 — HR&A 2023 Proposal Evaluation	p. 37	Subsidy concentration and feasibility risk	Evaluation / comparative finding	HR&A cautioned that the highest affordable-housing commitments could require unusually concentrated subsidy resources in one district.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1257	2023 Selection	ID 47 — 2023 Mayor Welch State of the City Transcript	51:20–51:35	Community need for on- and off-site affordability	Selection rationale	Mayor Welch said the new RFP prioritized the community's need for affordable and workforce housing both on and off the site.	Characterized
1279	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	p. 16	Strong equal mix across income levels and tenure	Required	Housing had to include rental and ownership, family-sized units, and substantial affordability at 60%, 80% and 120% AMI; the City expected a strong and equal mix of affordable/workforce and market-rate housing.	Direct
1282	2020–21 RFP	ID 8 — Midtown 2021 Proposal	pp. 70–75	At least 1,000 affordable/workforce/moderate-income units	Proposed / committed	Midtown committed to building or funding at least 1,000 affordable, workforce or moderate-income units and described at least 20% of residential units in the affordable/workforce range.	Direct
1291	2020–21 RFP	ID 10 — Portman-Third Lake 2021 Proposal	HR&A p. 11	Unspecified 10–20% affordability discussed only in interview	Evaluation / comparative finding	HR&A found no written affordable/workforce commitment; a 10–20% range appeared only in interviews.	Direct
1292	2020–21 RFP	ID 13 — Sugar Hill 2021 Proposal	HR&A p. 12	35–45% affordable plus 10–15% workforce	Proposed / committed	Sugar Hill proposed 35–45% affordable housing plus 10–15% workforce housing.	Corroborating
1298	2020–21 RFP	ID 15 — Unicorp 2021 Proposal	HR&A p. 13	25% affordable plus 20% workforce	Proposed / committed	Unicorp proposed 25% affordable and 20% workforce housing.	Corroborating
1302	2020–21 RFP	ID 16 — Wendover Housing 2021 Proposal	p. 7	58% affordable/workforce housing	Proposed / committed	Wendover projected 1,286 affordable and workforce units, 58% of its 2,196-unit residential program.	Direct
1306	2020–21 RFP	ID 14 — TRS 2021 Proposal	pp. 46, 75, 79	Williams Quarter affordable district	Proposed / committed	TRS proposed up to 240 affordable units in a Williams Quarter district, serving households up to 80% AMI, with a county land-purchase/leaseback subsidy concept.	Direct
1310	2020–21 RFP	ID 12 — SROA Capital 2021 Proposal	pp. 22, 35	50% affordable / 50% market-rate mix	Proposed / committed	SROA proposed a residential program of 50% affordable and 50% market-rate units.	Direct
1320	2020–21 RFP	ID 6 — HR&A 2021 Shortlisted Proposals Review	pp. 5, 10–13	Comparative affordability commitments	Evaluation / comparative finding	HR&A found Sugar Hill and Unicorp made the strongest percentage commitments; Midtown committed at least 1,000 combined affordable/workforce units; PTL had no explicit written commitment.	Direct
1338	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	01:32:41–01:33:05	Guaranteed on-site affordability	Identified / raised	A community-submitted question asked how much affordable and workforce housing was guaranteed, whether it would be on site, and whether developers could opt out.	Direct
1343	2026 Disposition	ID 23 — ARK-Ellison-Horus 2026 Proposal	pp. 6, 13	Large mixed-income program	Proposed / committed	ARK proposed 3,701 homes: 863 affordable, 618 affordable senior, 444 workforce and 1,776 market-rate units; 52% would be non-market-rate.	Direct
1358	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	1:33:31–1:34:13	Affordability levels deferred to later planning	Proposed / committed	FVP did not set a housing percentage; it proposed that the community and City establish affordability requirements through the subsequent master plan and parcel process.	Direct
1361	2026 Disposition	ID 67 — Foundation Vision Partners 2026 Shortlist Form – TG; ID 68 — Foundation Vision Partners 2026 Shortlist Form – BH	pp. 1–3	No assured program at selection stage	Evaluation / comparative finding	Staff noted that ultimate design details and community benefit commitments remained general and would be developed through later planning and community engagement.	Direct
1363	2026 Disposition	ID 25 — PCHA 2026 Senior Housing Proposal	pp. 1–2	Affordable senior housing and return preference	Proposed / committed	PCHA proposed an 80-unit, seven-story affordable senior community emphasizing very-low-income residents and a preference for seniors formerly displaced from the Gas Plant area.	Direct
1368	2026 Disposition	ID 62 — PCHA 2026 Evaluation – AEF; ID 74 — PCHA 2026 Shortlist Form – TG; ID 75 — PCHA 2026 Shortlist Form – BH	pp. 1–3	Quick, credible affordable-housing delivery	Evaluation / comparative finding	Staff recommended PCHA as a credible, near-term response to senior affordable-housing need that could coexist with a larger district plan.	Direct
1371	2026 Disposition	ID 26 — The Burg Bid 2026 Proposal	Proposal PDF pp. 5, 41	3,600 income-restricted units on and off site	Proposed / committed	The proposal letter states 3,600+ income-restricted units. The housing program targets 3,600 units over 15 years: 1,800 on site and 1,800 elsewhere in St. Petersburg. The City comparison describes a 30–120% AMI range.	Direct
1380	2026 Disposition	ID 59 — The Burg 2026 Evaluation – AEF; ID 79 — The Burg 2026 Shortlist Form – TG; ID 80 — The Burg 2026 Shortlist Form – BH	AEF evaluation PDF p. 2; shortlist evaluation PDF p. 2	Large commitment with off-site and timing risk	Evaluation / comparative finding	One evaluator flagged a Phase 2 housing start. The shortlist evaluation also identified slightly fewer on-site affordable/workforce units than competing proposals and the ability to acquire land for 1,800 off-site units as concerns. These are evaluator findings, not measured delivery outcomes.	Direct
1386	2026 Disposition	ID 52 — Logical Sites 2026 Proposal	pp. 4, 8	One-hundred-percent affordable base concept	Proposed / committed	Logical Sites proposed a base concept of 100% affordable housing for seniors, workers and people with disabilities, integrated with parks and walkability.	Direct
1390	2026 Disposition	ID 53 — Freedom Communities 2026 Proposal	pp. 1–3	Affordable rental-to-homeownership pathway	Proposed / committed	Freedom proposed 100 homes—80 affordable and 20 workforce—with a two-year rental-to-homeownership pathway and financial-literacy support.	Direct
1397	2026 Disposition	ID 54 — Tampa Bay Boom 2026 Proposal	p. 11	Mixed-income, affordable and workforce housing	Proposed / committed	The Boom included mixed-income, affordable and workforce housing as part of its sports-led mixed-use concept without a firm unit or percentage commitment.	Direct
1400	2026 Disposition	ID 57 — 2026 City Staff Proposal Comparison	comparison matrix	Shortlist delivery models differed materially	Evaluation / comparative finding	The comparison distinguished ARK's 1,925 affordable/workforce units, The Burg's 3,600 income-restricted units split on/off site, PCHA's 80 senior units and FVP's deferred master-plan approach.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1405	2026 Disposition	ID 56 — 2026 Preferred Proposal Selection Announcement	p. 1	Two-part affordable and workforce strategy	Selection rationale	The City selected PCHA's 80-unit affordable senior project and The Burg's program of more than 3,600 affordable and workforce units.	Direct
1420	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	Printed p. 61 / PDF p. 76; printed p. 144 / PDF p. 161	Low/moderate-income housing and replacement capacity	Proposed / committed	The plan identified 8.91 net acres with capacity for approximately 214 units. It also gave displaced Gas Plant residents first priority for the proposed residential project, contingent on mutual agreement between the City and proposed development. Neither provision guaranteed completed replacement housing or an unconditional right to return.	Direct
1421	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan p. 141, Table 21	Scale of household and business displacement	Proposed / committed	The plan anticipated 45 owner-occupant, 259 tenant and 27 business displacements, plus an estimated 20 missed survey cases—353 displacements in total.	Direct
1422	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	Printed pp. 10, 142–144; conditional preference at PDF p. 161	Relocation resources and conditional return preference	Proposed / committed	The plan relied on citywide replacement accommodations and encouraged relocation to nontraditional neighborhoods, while also providing a conditional first-priority preference for displaced Gas Plant residents in the proposed Gas Plant residential project. This was not proof of implementation.	Direct
1435	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal p. 55	Affordable and workforce housing	Characterized	Hines reported that more than 60% of participants considered affordable or workforce housing very important.	Characterized
1446	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objective 14	Multiple tenures and 80/120/150% AMI levels	Required	The City comparison matrix identifies rental and ownership housing at varied incomes as solicitation objectives, including addressing 80%, 120% and 150% of median annual income. The original solicitation was unavailable for independent review.	Direct
1455	2008 RFP	ID 2 — EcoVerde 2008 Proposal	proposal p. 67; City matrix pp. 10–11	Affordable share deferred to negotiation	Proposed / committed	EcoVerde committed to work with the City on an affordable-housing set-aside but left percentages and income mix to later negotiation and possible land-price adjustment.	Direct
1462	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal pp. 9–10; City matrix pp. 10–11	Workforce units tied to land-price negotiation	Proposed / committed	Hines said portions of its program would meet 120% and 150% AMI targets and later identified about 400 apartments and 100 condos, while reserving the right to adjust the land price for affordability.	Direct
1469	2008 RFP	ID 5 — Williams Quarter 2008 Proposal	proposal pp. 20, 22	Workforce emphasis with potential 20% affordability	Proposed / committed	Williams Quarter framed all 4,000 rentals as workforce housing and identified potential affordability for up to 20%, without binding AMI or unit commitments.	Direct
1477	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	pp. 10–11, 27	All proposals addressed housing but specificity differed	Evaluation / comparative finding	EcoVerde deferred affordability to negotiation, Hines offered contingent 120%/150% AMI units, and Williams Quarter proposed the largest workforce program with only a potential 20% affordable share.	Direct
1523	2024 Agreements / 2025 Termination	ID 83 — 2023 CBAC Revised CBA Term Sheet	pp. 2–4	Affordable housing terms	Recommended	The term-sheet process considered affordability levels, unit locations, timing, and accountability.	Direct
1525	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§§5.1–5.4; PDF pp. 30–33	1,250 affordable/workforce units	Binding commitment	The agreement set a 1,250-unit income-restricted obligation, initially including at least 600 on site, with specified income bands. Council-approved mutual changes could alter the on-site number. Off-site credits could include acquisition/conversion and capital contributions. Restrictions generally last at least 30 years, or the full ground-lease term; \$5.3 payments can reduce the unit obligation.	Direct

Economic development

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1001	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 4	Long-term, year-round jobs; range of skill/pay levels	Identified / raised	HKS identified creation of long-term, year-round meaningful jobs across skill and wage levels as a stakeholder priority emerging from the community engagement process.	Characterized
1003	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 4	Business investment & entrepreneurship	Identified / raised	Stakeholders prioritized attracting major business investment while supporting local entrepreneurship and creating a diverse mix of businesses and office space.	Characterized
1018	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Long-term jobs & workforce	Identified / raised	Community leaders prioritized creating meaningful, long-term employment rather than temporary or event-based jobs, alongside economic development that attracts businesses and creates lasting community assets.	Characterized
1020	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 6	16th Street business district	Identified / raised	Community leaders prioritized attracting residents and businesses to the 16th Street area while considering the needs of existing businesses and addressing transportation conditions affecting the corridor.	Characterized
1039	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	pp. 7-8	Local business & independent ownership	Identified / raised	Business associations emphasized locally owned businesses, artists, and independent establishments as central to St. Petersburg's identity and favored locally distinctive businesses over chains.	Characterized
1045	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Revenue generation / community benefit	Identified / raised	Business associations identified the potential for redevelopment to connect surrounding communities while generating economic activity and revenue.	Characterized
1049	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Jobs & workforce	Identified / raised	Participants identified jobs and economic development as common redevelopment priorities.	Characterized
1061	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Tourism, business & office growth	Identified / raised	Participants identified opportunities to increase tourism, business activity, office space, and high-paying employment.	Characterized
1066	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Diverse employment opportunities	Identified / raised	Participants prioritized mixed-use development that generates sustainable employment across income and skill levels.	Characterized
1067	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Jobs & housing affordability	Identified / raised	Participants prioritized employment that enables people to afford housing and continue living in the area.	Characterized
1091	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 10	Business, education, job training & entrepreneurship	Recommended	HKS positioned the site as a hub for business, education, job training, and entrepreneurship under the City's Grow Smarter strategy.	Direct
1092	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 12	Local business opportunity	Recommended	HKS identified opportunities for neighborhood-based local businesses to expand and access new markets as a design consideration for the site.	Direct
1095	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 20	Jobs, housing & family-oriented places	Recommended	HKS adopted a guiding principle to provide jobs, entertainment, housing, and family-oriented places that promote economic development across neighborhoods.	Direct
1103	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 34	Research, education & job-training campus	Recommended	HKS included a tech and research campus intended to expand the Innovation District and create education and job-training opportunities for St. Petersburg residents.	Direct
1106	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 42	Local business, retail & artist-studio frontage	Recommended	HKS proposed Rays' Way as a pedestrian promenade with frontage for retail, art studios, and local businesses, expanding opportunities for site-based economic development.	Direct
1107	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 44	Education, job training & entrepreneurship	Recommended	HKS proposed a research, education, and tech campus to provide job training, education, and collaborative work environments for entrepreneurial growth.	Direct
1116	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	pp. 10-11	Business, education, job training & entrepreneurship	Recommended	HKS positioned the site as a Grow Smarter hub for business, education, job training, research, and entrepreneurship.	Direct
1119	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 20	Jobs, housing & family-oriented places	Recommended	HKS adopted a guiding principle to provide jobs, entertainment, housing, and family-oriented places that promote economic opportunity for every neighborhood.	Direct
1123	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 22	Community-priority translation: economic development, jobs & business diversity	Recommended	HKS's first guiding principle identifies economic development, job creation, diverse businesses, and sustainability as priorities it translated into the plan.	Direct
1131	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 38	Education, research & job-training campus	Recommended	HKS proposed an education, research, and tech campus to provide job training and education for St. Petersburg residents while supporting research and targeted industries.	Direct
1133	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 42	Local businesses, start-ups & small ventures	Recommended	HKS proposed flexible office and retail space along Booker Creek to support local businesses, start-ups, and small ventures seeking to grow.	Direct
1135	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 46	Neighborhood retail, local market & lower local-merchant occupancy costs	Recommended	HKS proposed 16th Street neighborhood retail and a local outdoor market for farmers and artisans, alongside City measures intended to lower occupancy costs for local merchants.	Direct
1140	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 6	Integrated jobs, housing & family amenities	Recommended	HKS framed the first guiding principle as delivering jobs, entertainment, housing, and family-oriented places that promote economic development in every neighborhood.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1147	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 18	Innovation-sector strategy & smart-city systems	Recommended	HKS presented a 'Grow Smarter' strategy centered on life/marine sciences, financial services, specialized manufacturing, arts/design, and data analytics, with smart-city technology for parking, commerce, and utilities.	Direct
1149	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 20	Economic development through inclusion	Recommended	HKS presented economic development through inclusion, referencing the City's New Deal and One Community strategies and '10 Big Economic Ideas.'	Direct
1150	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 21	Job training, education & entrepreneurial incubators	Recommended	HKS proposed a Work-Trop approach combining job training, education, and entrepreneurial incubators.	Direct
1156	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 41	Local small-business center & business park	Recommended	HKS located a local small-business center and business park within the Scenario 2 district master plan.	Direct
1157	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 46	University research & technology campus	Recommended	HKS proposed a university research and technology campus alongside higher education, office, hotel, and convention uses.	Direct
1163	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 68	16th Street neighborhood retail	Recommended	HKS located neighborhood retail along 16th Street within the Scenario 2 concept.	Direct
1170	2022–23 RFP	ID 30 — 2022 RFP Release Feedback	Response row 5 (Dec. 28, 2022)	Registered apprentices & local high-wage construction jobs	Identified / raised	A participant requested registered apprentices, responsible contractors, and local hiring for high-paying construction work.	Direct
1172	2022–23 RFP	ID 30 — 2022 RFP Release Feedback	Response row 20 (Dec. 5, 2022)	Startup and technology ecosystem	Identified / raised	A participant urged a stronger strategy for high-tech startups and an innovation ecosystem capable of generating higher-paying jobs.	Direct
1187	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 13, 2023	Apprenticeship compliance & minimum hours	Identified / raised	A participant called for enforceable apprenticeship requirements, including a 15% minimum share of working hours for registered apprentices.	Direct
1188	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 13, 2023	High-quality local jobs & workforce development	Identified / raised	Participants requested high-paying, non-hospitality jobs, workforce development, and pathways from local trade-training programs into construction work.	Direct
1199	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 13	Jobs and equitable economic development	Required	The RFP required jobs, mixed-income housing, entertainment and family-oriented places that advance equitable economic development for the surrounding community.	Direct
1200	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	pp. 13, 15	Workforce training, placement and local hiring	Required	The RFP required a continuous workforce-development element and plans for South St. Petersburg hiring, training, apprenticeships and youth mentorship.	Direct
1223	2022–23 RFP	ID 19 — 50 Plus 1 Sports 2022 Proposal	p. 123	Job training and apprenticeships	Proposed / committed	The proposal included a \$5 million job-training and apprenticeship program.	Direct
1258	2023 Selection	ID 47 — 2023 Mayor Welch State of the City Transcript	51:35–52:17	Restorative economic opportunity and inclusion	Selection rationale	The mayor identified restorative economic opportunity, jobs, office/meeting space and intentional equity as central priorities.	Direct
1266	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	p. 11	Jobs and surrounding-community benefit	Required	The principles required jobs, entertainment, mixed-income housing, family-oriented places, and economic development benefiting the surrounding community.	Direct
1268	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	pp. 11–13	Workforce training and South St. Petersburg hiring	Required	The City required continuous workforce development and proposals explaining how construction and permanent jobs would reach South St. Petersburg and underserved residents.	Direct
1294	2020–21 RFP	ID 13 — Sugar Hill 2021 Proposal	HR&A p. 12	Funded workforce development	Proposed / committed	Sugar Hill committed \$2 million to workforce-development programs.	Corroborating
1321	2020–21 RFP	ID 6 — HR&A 2021 Shortlisted Proposals Review	pp. 7, 14	Jobs versus program mix	Evaluation / comparative finding	HR&A estimated Midtown would create the most permanent jobs, while Unicon's residential-heavy program created the fewest.	Direct
1340	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	01:43:39–01:44:01	High-wage jobs and office employment	Identified / raised	A community-submitted question asked about the share of office uses and jobs paying more than \$100,000.	Direct
1350	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	1:42:53–1:43:29; 1:45:18–1:46:14	High-wage employment and office program	Proposed / committed	ARK projected roughly 14,500 jobs, described 60% as high-wage, and allocated about 14% of the program to office uses.	Direct
1378	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	1:41:13–1:41:29; 1:44:03–1:45:13	Office, jobs and local-business spending	Proposed / committed	The Burg described about 1.4 million square feet of office space and \$3.3 billion in small/minority-business participation, alongside local hiring and training.	Direct
1381	2026 Disposition	ID 59 — The Burg 2026 Evaluation – AEF; ID 79 — The Burg 2026 Shortlist Form – TG; ID 80 — The Burg 2026 Shortlist Form – BH	pp. 1–3	Benefits asserted more clearly than jobs quantified	Evaluation / comparative finding	Staff credited the workforce and small-business components but found permanent-job and office details less fully quantified than the overall development scale.	Direct
1402	2026 Disposition	ID 57 — 2026 City Staff Proposal Comparison	comparison matrix	ARK quantified jobs more fully than alternatives	Evaluation / comparative finding	ARK quantified approximately 14,000 permanent and 5,442 construction jobs; FVP did not provide job totals, and The Burg asserted benefits without comparable job detail.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1411	2026 Disposition	ID 56 — 2026 Preferred Proposal Selection Announcement	p. 1	Jobs and inclusive economic opportunity	Selection rationale	The mayor tied the selected proposals to the community priorities of jobs, housing, inclusive economic opportunity and honoring promises.	Characterized
1412	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan p. 8	Expand economic base and provide community employment	Required	The plan made expansion of the City's economic base and additional employment opportunities for community residents primary objectives of displacement and redevelopment.	Direct
1413	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 8–9	Taxable value and resident job opportunities	Required	The plan's specific objectives linked strengthening the City and downtown economic base to increased taxable value and job opportunities for community residents.	Direct
1414	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan p. 160, Table 30	Quantified industrial employment promise	Proposed / committed	The industrial program projected 620 direct and 66 indirect jobs on approximately 20.7 usable acres and 450,000 square feet of industrial space.	Direct
1417	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 98, 160–161	Labor-intensive jobs for nearby minority and lower-income residents	Proposed / committed	The City sought light, clean, labor-intensive manufacturing offering unskilled, semi-skilled and skilled work and expected recruitment from adjacent minority and low- to moderate-income communities.	Direct
1418	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan p. 132	On-the-job training and apprenticeships	Proposed / committed	Urban Redevelopment would encourage incoming industries to establish on-the-job training or apprenticeship programs for the St. Petersburg minority community and local residents.	Direct
1419	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 127–128	Active industrial recruitment and local-business expansion	Proposed / committed	The City and Chamber planned an industrial prospecting program to attract clean light industry and make sites available to new firms and existing local industries seeking intown expansion.	Direct
1432	2008 RFP	ID 81 — 2007 Rays Waterfront Stadium Announcement	p. 2	Earlier redevelopment catalyst had not materialized	Outcome / delivery finding	The article reported that City officials had expected Tropicana Field to spur surrounding development, but little had changed and the site remained a sea of parking lots.	Direct
1440	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal p. 55	Jobs as a core public priority	Characterized	More than 70% of attendees reportedly viewed job creation as very important; the forum framing referenced 6,000 construction and more than 14,000 permanent jobs.	Characterized
1443	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objective 4	Quantity and quality of jobs	Evaluation criterion	The City comparison matrix expressly evaluates both the number and quality of jobs created.	Direct
1454	2008 RFP	ID 2 — EcoVerde 2008 Proposal	City matrix pp. 2–3	Large temporary and permanent job projection	Proposed / committed	EcoVerde projected 11,814 direct construction jobs and 5,812 direct permanent jobs, with substantial indirect employment; office uses accounted for much of the higher-wage potential.	Direct
1461	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal pp. 36–37	Construction and operating employment projection	Proposed / committed	Hines projected 14,787 construction-related jobs and 14,094 ongoing direct, indirect and induced jobs, including 10,965 direct operating jobs.	Direct
1470	2008 RFP	ID 5 — Williams Quarter 2008 Proposal	proposal pp. 17–18	Office and retail job estimate	Proposed / committed	The original response estimated about 400 office workers and at least 1,000 retail jobs, while relying on future employer recruitment.	Direct
1476	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	pp. 2–3, 27–28	Job scale versus credibility and timing	Evaluation / comparative finding	Staff distinguished EcoVerde's high-wage office potential, Hines' very large retail-driven projection and Williams Quarter's initially unclear job estimate; calculation methods and delivery timing varied substantially.	Direct
1480	2008 RFP	ID 82 — 2008 Focus on the Trop, Too Editorial	N/A (Article)	Catalyst for downtown and surrounding neighborhoods	Identified / raised	The editorial said the City had an obligation to ensure redevelopment would catalyze downtown and surrounding neighborhoods and be delivered by a financially capable team.	Direct
1485	2020–21 RFP	ID 41 — 2020 Bloomberg-Harvard Strategy Presentation	Slides 3, 6	Inclusive innovation district	Proposed / analyzed	The strategy framed redevelopment as an opportunity to connect innovation-led growth with inclusive economic opportunity.	Direct
1505	2020–21 RFP	ID 44 — 2020 Duke Energy Site Readiness Assessment	Slides 24–25	Access and location advantages	Assessment finding	Interstate access, visibility, and multiple ingress/egress routes were identified as contributors to employer and investment competitiveness.	Direct
1506	2020–21 RFP	ID 44 — 2020 Duke Energy Site Readiness Assessment	Slide 34	Job, housing and education strategy	Assessment finding	The assessment recommended an economic strategy that balances job creation with suitable housing and partnerships with higher-education institutions.	Direct
1509	2008 RFP	ID 42 — 2008 Rays Economic and Fiscal Impact Study	pp. 2–3, 5–6	Modeled activity, spending, and fiscal effects	Modeled estimate	The study modeled franchise operations, visitor spending, and redevelopment economic/fiscal effects. The source is marked 'DRAFT' and does not state a separate quantified employment estimate.	Direct
1518	2023 Selection	ID 43 — 2023 Victus Rays Impact Study	pp. 25-35	Projected construction and operations impacts	Modeled estimate	The analysis estimates construction period and ongoing economic effects; the figures are projections and should not be presented as secured benefits.	Direct
1529	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§§6.1.1(4), 6.1.3–6.1.4, pp. 28–30	Workforce development and training	Binding / performance commitment	The agreement assigned workforce funding and program duties. Vertical development carries separate 10% good-faith participation goals for disadvantaged workers and apprentices under §§6.1.3–6.1.4. Infrastructure labor-hour provisions are separately recorded in entry 1530.	Direct
1530	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§7.4.3(b)(v)–(vi), pp. 35–36	Infrastructure-contract apprenticeship requirements	Binding / performance commitment	Infrastructure contracts specify 15% of work hours for apprentices and 15% for disadvantaged workers, or documented good-faith efforts, with reporting requirements. These provisions do not apply the same 15% denominator to all vertical construction.	Direct

Black business / entrepreneurship

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1175	2022–23 RFP	ID 30 — 2022 RFP Release Feedback	Response submitted Aug. 26, 2022	Affordable commercial leasing	Identified / raised	A participant argued that City-controlled leasing could lower barriers for Black, small, and local businesses and support their long-term presence.	Direct
1189	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 13, 2023	Black entrepreneurs & business assistance	Identified / raised	A participant requested jobs and grant support for Black entrepreneurs as part of the redevelopment's community benefits.	Direct
1201	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 15	SBE/MWBE participation and goal setting	Required	Proposers had to state how significant SBE and M/WBE participation would be implemented, including estimated percentages and compliance with City goal setting.	Direct
1222	2022–23 RFP	ID 19 — 50 Plus 1 Sports 2022 Proposal	pp. 3, 123	50% MWV/disadvantaged participation	Proposed / committed	The team proposed 50% participation by minority, women, veteran and other disadvantaged professionals, supported by insurance and bonding assistance.	Direct
1230	2022–23 RFP	ID 20 — Hines-Rays 2022 Proposal	p. 209; HR&A p. 12	Local business development funding	Proposed / committed	The proposal committed \$13 million for local business development and identified SBE/MBE participation goals.	Direct
1236	2022–23 RFP	ID 22 — Sugar Hill 2022 Proposal	pp. 133–135; HR&A p. 13	Participation goals and business grants	Proposed / committed	The proposal set phase-specific SBE/MWBE participation goals and directed part of the CEE toward grants and incubator support for small and minority-owned businesses.	Direct
1259	2023 Selection	ID 47 — 2023 Mayor Welch State of the City Transcript	52:17–52:30	Meaningful African American inclusion	Selection rationale	The mayor said economic development from the project must be rooted in intentional equity, shared opportunity and meaningful inclusion of the African American community.	Direct
1267	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	pp. 11–13	Economic equity, SBE participation and underserved entrepreneurs	Required	The RFP translated economic inclusion into estimated SBE participation and reserved office opportunity for underserved businesses and entrepreneurs.	Direct
1285	2020–21 RFP	ID 8 — Midtown 2021 Proposal	HR&A p. 10	BIPOC small-business support	Proposed / committed	Midtown committed \$5 million for support to BIPOC businesses and proposed local-company and MWBE contracting targets.	Corroborating
1293	2020–21 RFP	ID 13 — Sugar Hill 2021 Proposal	HR&A p. 12	20% SBE/MBE contracting	Proposed / committed	Sugar Hill committed 20% of contracting to SBE and MBE firms.	Corroborating
1299	2020–21 RFP	ID 15 — Unicorp 2021 Proposal	p. 103	Rent-free startup support	Proposed / committed	Unicorp proposed three months of free rent for first-time businesses or businesses with fewer than five locations.	Direct
1301	2020–21 RFP	ID 15 — Unicorp 2021 Proposal	HR&A p. 13	Ongoing MWBE contracting	Proposed / committed	Unicorp proposed that 15% of ongoing contractors would be MWBEs.	Corroborating
1303	2020–21 RFP	ID 16 — Wendover Housing 2021 Proposal	pp. 40–41	33% SBE/MBE goal	Proposed / committed	Wendover set a minimum goal of 33% SBE/MBE participation in design and construction.	Direct
1324	2020–21 RFP	ID 6 — HR&A 2021 Shortlisted Proposals Review	pp. 10–13	Variation in funded and percentage commitments	Evaluation / comparative finding	HR&A distinguished Midtown's \$5 million BIPOC-business support, Sugar Hill's 20% SBE/MBE target, Unicorp's 15% ongoing MWBE target, and PTL's targets deferred to a future CBA.	Direct
1331	2020–21 RFP	ID 49 — 2021 Midtown Selection Announcement	p. 1	\$10 million minority/BIPOC grant	Selection rationale	The selected team announced a \$10 million Unlocking Opportunities grant for minority- and BIPOC-owned small businesses.	Direct
1339	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	01:37:21–01:37:39	Access during construction and long-term tenancy	Identified / raised	A community-submitted question asked what structural supports would create real access for local small businesses in contracting and long-term tenancy.	Direct
1345	2026 Disposition	ID 23 — ARK-Ellison-Horus 2026 Proposal	pp. 7, 31	Business accelerator and participation goal	Proposed / committed	ARK proposed a Gas Plant Business Accelerator and a 40% local, minority-, women- and small-business participation goal.	Direct
1373	2026 Disposition	ID 26 — The Burg Bid 2026 Proposal	pp. 5, 8	Workforce center, retail access and contracting	Proposed / committed	The Burg proposed a workforce and small-business center, local/diverse contracting, and dedicated retail opportunity for small businesses.	Direct
1384	2026 Disposition	ID 51 — Reparations Land Trust 2026 Proposal	pp. 3–5	Black Contractor Consortium	Proposed / committed	The proposal created a Black Contractor Consortium and centered restoration of a Black-controlled local economy.	Direct
1393	2026 Disposition	ID 53 — Freedom Communities 2026 Proposal	p. 5	Minority- and women-owned participation	Proposed / committed	Freedom committed generally to minority- and women-owned business participation and jobs tied to development and property operations.	Direct
1398	2026 Disposition	ID 54 — Tampa Bay Boom 2026 Proposal	pp. 11, 21	MBE, workforce and CBA intentions	Proposed / committed	The Boom described MBE participation, workforce development and a future community benefits agreement, but supplied few quantified mechanisms.	Direct
1408	2026 Disposition	ID 56 — 2026 Preferred Proposal Selection Announcement	p. 1	Training and small-business center	Selection rationale	The City highlighted The Burg's training and small-business center as part of the selection.	Direct
1444	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objective 5	Small-business enterprise opportunities	Required	The City comparison matrix records the objective of incorporating small-business enterprise opportunities consistent with the City's SBE program.	Direct
1456	2008 RFP	ID 2 — EcoVerde 2008 Proposal	City matrix pp. 3, 25–26	SBE manager and participation goals	Proposed / committed	EcoVerde proposed an SBE/workforce-development manager and future construction and procurement participation goals.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1463	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal pp. 59–63	Local and historically disadvantaged business blueprint	Proposed / committed	Hines proposed a participation blueprint covering construction, job training, business development and procurement for local small and historically disadvantaged businesses.	Direct
1486	2020–21 RFP	ID 41 — 2020 Bloomberg-Harvard Strategy Presentation	Slides 6–7, 11–12	Business participation and growth	Proposed / analyzed	The presentation emphasized pathways for local and historically excluded businesses to participate in and benefit from redevelopment.	Direct
1524	2024 Agreements / 2025 Termination	ID 83 — 2023 CBAC Revised CBA Term Sheet	pp. 1–3	Business participation	Recommended	The CBAC considered participation and business-support commitments that were later translated, in modified form, into the 2024 agreement.	Direct
1531	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	Definition, p. 3; §6.1.2, pp. 29–30	Certified-business participation	Historical binding commitment	The agreement included a 10% certified-business participation commitment and a 30% good-faith goal; specified additional equity payments could satisfy a missed certified-business commitment. Historical MWBE provisions require legal review before reuse under Chapter 2026-43, effective January 1, 2027; they are not automatically transferable future terms.	Direct
1532	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement; ID 94 — Florida Chapter 2026-43	Agreement PDF pp. 35–36; law §2, PDF pp. 4–7; §§3–5, p. 7	Race-neutral small-business pathway	Analytical follow-up	The agreement separately referenced SBE participation. A future race-neutral SBE approach may be legally distinct from prohibited DEI/MWBE initiatives, but that distinction requires confirmation by the City Attorney and procurement counsel under Chapter 2026-43.	Direct
1560	Contemporary legal context	ID 94 — Florida Chapter 2026-43	Ch. 2026-43 §2, PDF pp. 4–7; §§3–5, p. 7	Future legal constraint on DEI-based contracting	Legal constraint	Effective January 1, 2027, the law restricts specified DEI-related activities by municipalities and counties and changes which elements of the 2024 MWBE precedent can be treated as transferable. Applicability of race-neutral SBE criteria requires separate legal confirmation.	Direct

Wealth creation / ownership

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1229	2022–23 RFP	ID 20 — Hines-Rays 2022 Proposal	p. 125	Restorative homeownership	Proposed / committed	The proposal included down-payment assistance and attainable homeownership initiatives modeled on established programs.	Direct
1234	2022–23 RFP	ID 22 — Sugar Hill 2022 Proposal	pp. 5, 128; HR&A p. 13	Community Equity Endowment	Proposed / committed	Sugar Hill proposed a \$5 million seed for a Community Equity Endowment designed to give the community an economic interest in the project.	Direct
1235	2022–23 RFP	ID 22 — Sugar Hill 2022 Proposal	p. 135	Local investors of color and homeownership	Proposed / committed	The proposal reserved at least 10% of limited-partner equity pools for local investors of color and tied for-sale affordable housing to generational wealth.	Direct
1242	2022–23 RFP	ID 21 — Restoration Associates 2022 Proposal	pp. 76, 135–136	Community Equity Endowment controlled with descendant representation	Proposed / committed	The team proposed dedicating 5% of net proceeds from specified phases to a community equity endowment and giving a committee including displaced residents' descendants authority over distributions.	Direct
1254	2022–23 RFP	ID 17 — HR&A 2023 Proposal Evaluation	p. 13	Comparative community-equity mechanisms	Evaluation / comparative finding	HR&A treated Sugar Hill's seeded endowment as a highly specific commitment and summarized Restoration's projected endowment as much less specific.	Direct
1296	2020–21 RFP	ID 13 — Sugar Hill 2021 Proposal	HR&A p. 12	Equity participation for investors of color	Proposed / committed	Sugar Hill proposed setting aside 10% of limited-partner capital for investors of color.	Corroborating
1355	2026 Disposition	ID 24 — Foundation Vision Partners 2026 Proposal	pp. 7, 23	Smaller parcels and local ownership	Proposed / committed	FVP argued that smaller parcel opportunities would lower barriers, spread profits and enable local and diverse ownership.	Direct
1374	2026 Disposition	ID 26 — The Burg Bid 2026 Proposal	p. 8	Community investment and discounted homeownership	Proposed / committed	The Burg proposed a community investment fund and discounted homeownership pathways intended to build resident wealth.	Direct

Historic recognition / remembrance

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1062	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Gas Plant history & displacement	Identified / raised	Participants prioritized celebrating and honoring the area's diverse history, particularly the African American community of South St. Petersburg displaced by construction of the original stadium.	Characterized
1094	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 19	Gas Plant displacement & business disruption	Analyzed	HKS documented that highway construction and creation of the Tropicana superblock displaced Gas Plant residents and disrupted existing and future business opportunities.	Direct
1109.1	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 50	Cultural / historical expression	Recommended	HKS proposed developer-community dialogue to identify installations and venues that integrate the redevelopment's physical construction with the community's cultural and historical expression.	Direct
1115	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 9	Honoring the pre-stadium community	Recommended	HKS stated that the planning process should acknowledge past promises and honor the community that thrived on the site before redevelopment.	Direct
1117	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 17	Gas Plant displacement & business disruption	Analyzed	HKS documented that construction of I-275 and I-175 and creation of the Tropicana superblock relocated Gas Plant residents and disrupted business operations and opportunities.	Direct
1134	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 44	Gas Plant history through public art & cultural venues	Recommended	HKS proposed curated outdoor exhibits relating the history of the Gas Plant neighborhoods, together with community art, artisan workshops, dance platforms, and local music venues.	Direct
1171	2022–23 RFP	ID 30 — 2022 RFP Release Feedback	Response row 10 (Dec. 14, 2022)	African American cultural assets	Identified / raised	A participant asked that redevelopment incorporate historic and culturally significant community institutions, including the Carter G. Woodson African American Museum.	Direct
1178	2022–23 RFP	ID 29 — 2023 Open House Feedback	Response submitted Jan. 23, 2023	Gas Plant history & Black community	Identified / raised	A participant viewed the proposal's treatment of the Gas Plant District's history as a central differentiator and criticized stadium-first redevelopment as inconsistent with honoring displaced communities.	Direct
1190	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 13, 2023	Historic retention, museum & cultural space	Identified / raised	Participants requested historic retention and cultural facilities, including museum or art space and the Woodson Museum.	Direct
1202	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 16	Interpretive history and physical commemoration	Required	The RFP required the pre-Tropicana history of the Gas Plant neighborhood to be incorporated through imagery, plaques, replicas and stories.	Direct
1232	2022–23 RFP	ID 20 — Hines-Rays 2022 Proposal	p. 209; HR&A p. 12	Museum investment and heritage loop	Proposed / committed	The plan included a \$10 million African American Museum investment, a cultural heritage loop and historically significant naming.	Direct
1255	2023 Selection	ID 47 — 2023 Mayor Welch State of the City Transcript	49:15–49:57	Sacred ground and community history	Selection rationale	Mayor Welch framed the site as sacred ground whose African American community history predates baseball and must guide redevelopment.	Direct
1265	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	p. 11	Honor site history	Required	The development was required to honor the site's history.	Direct
1283	2020–21 RFP	ID 8 — Midtown 2021 Proposal	p. 75	1.5-mile Heritage Trail	Proposed / committed	Midtown proposed a Heritage Trail through the Greenway and Booker Creek to tell the history of the former neighborhood.	Direct
1295	2020–21 RFP	ID 13 — Sugar Hill 2021 Proposal	HR&A p. 12	History Walk	Proposed / committed	Sugar Hill proposed a History Walk using memorials, art and narratives to celebrate historic Black neighborhoods.	Corroborating
1300	2020–21 RFP	ID 15 — Unicorp 2021 Proposal	HR&A p. 13	Historical plaques	Proposed / committed	Unicorp proposed plaques to tell the site's history.	Corroborating
1304	2020–21 RFP	ID 16 — Wendover Housing 2021 Proposal	p. 39	Honor local history through redevelopment	Proposed / committed	Wendover said its team would honor and incorporate the site's history, nostalgia and community character into the redevelopment vision.	Direct
1307	2020–21 RFP	ID 14 — TRS 2021 Proposal	pp. 52, 75	Interpretive art and historic street grid	Proposed / committed	TRS proposed plaques, imagery, statues and art, plus restoration of the historic street grid in Williams Quarter.	Direct
1311	2020–21 RFP	ID 12 — SROA Capital 2021 Proposal	pp. 19–22	History museum and cultural landscape	Proposed / committed	SROA proposed a Tropicana Field History Museum, Ben Shibe Baseball Museum, cultural pavilion and sculpture trail.	Direct
1344	2026 Disposition	ID 23 — ARK-Ellison-Horus 2026 Proposal	pp. 7, 16	Early Woodson Museum delivery	Proposed / committed	ARK placed a permanent 50,000-square-foot Woodson African American Museum in the first 1,000-day phase.	Direct
1423	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 130–131, 161	Documentation before clearance	Proposed / committed	Five potentially significant Phase 1 structures—including early Black housing—were slated for clearance after photography and archival documentation rather than preservation.	Direct
1452	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objectives 50–51	Community benefit and pre-Tropicana history	Required	The City comparison matrix records solicitation objectives for demonstrating community benefit and recognizing the site's pre-Tropicana Field history.	Direct
1457	2008 RFP	ID 2 — EcoVerde 2008 Proposal	proposal pp. 49, 66–69	Gas Plant Park and interpretive statuary	Proposed / committed	EcoVerde named a western neighborhood and central open space Gas Plant Park and proposed interpretive statuary recognizing the former neighborhood.	Direct
1464	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal pp. 56–57	Community advisory group for historical interpretation	Proposed / committed	Hines proposed an advisory group of community leaders, historians, educators and activists to determine how the Gas Plant area's history should be incorporated.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1472	2008 RFP	ID 5 — Williams Quarter 2008 Proposal	City matrix p. 26	No clear Gas Plant recognition	Evaluation / comparative finding	Staff found no clear recognition of the Gas Plant neighborhood; the Williams Quarter name instead referenced city co-founder John Williams.	Direct
1478	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	pp. 26–27	Recognition materially differentiated proposals	Evaluation / comparative finding	Staff credited EcoVerde's Gas Plant Park and Hines' proposed history advisory group, while finding no clear Gas Plant recognition in Williams Quarter.	Direct
1488	2020–21 RFP	ID 41 — 2020 Bloomberg-Harvard Strategy Presentation	Slides 3–6	Legacy as development framework	Proposed / analyzed	The Gas Plant history was framed as a substantive guide for equitable redevelopment, not only as interpretive commemoration.	Direct
1528	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§6.1.1(6), pp. 28–29	Woodson museum and remembrance	Binding commitment	Section 6.1.1(6) provides a conditional \$10 million contribution toward an on-site Woodson African American Museum, subject to the museum agreement, financing, guaranteed maximum price and other funding. Failure to commence construction within the specified 15-year window invokes substitute-obligation treatment.	Direct

Restorative justice / Gas Plant legacy

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1016	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Inclusion & participation	Identified / raised	Stakeholders prioritized intentional inclusion of minority communities and people most likely to otherwise be marginalized or excluded from participation.	Characterized
1019	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	African American community participation & economic opportunity	Identified / raised	Community leaders emphasized establishing a meaningful relationship between the redevelopment and the African American community, including opportunities for local economic development and incentives for African American-owned businesses.	Characterized
1044	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Regional accessibility & historically divided communities	Identified / raised	Business associations emphasized making the site a regional asset accessible to lower-income residents and reconnecting communities historically divided by highways, particularly Black communities west and south of the site.	Characterized
1070	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Community uplift	Identified / raised	Participants called for redevelopment that meaningfully uplifts the community.	Characterized
1164	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 72	Diversity & inclusion plan	Recommended	HKS presented a district-wide diversity and inclusion plan as part of Scenario 2.	Direct
1174	2022–23 RFP	ID 30 — 2022 RFP Release Feedback	Response submitted Aug. 26, 2022	Anti-displacement through public control	Identified / raised	A participant argued that public ownership and permanently affordable mixed-income housing could help fulfill prior promises to the Gas Plant community and limit further displacement.	Direct
1203	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 13	History linked to equitable inclusion	Required	The RFP linked honoring the site's history with meaningful economic-equity and inclusion opportunities during construction and ongoing operations.	Direct
1228	2022–23 RFP	ID 20 — Hines-Rays 2022 Proposal	p. 120	Fulfilling past promises through material inclusion	Proposed / committed	Hines/Rays framed the plan as a restorative response to displacement and unfulfilled redevelopment promises.	Direct
1243	2022–23 RFP	ID 21 — Restoration Associates 2022 Proposal	pp. 86, 118	Museum, memorial park and restitution framing	Proposed / committed	The proposal made an African American history museum and Gas Plant memorial park a centerpiece and explicitly framed federal support as restitution for I-175-related disruption.	Direct
1256	2023 Selection	ID 47 — 2023 Mayor Welch State of the City Transcript	49:57–50:24	Fulfilling an unkept promise	Selection rationale	The mayor characterized redevelopment as fulfilling a monumental unkept promise through inclusive economic development.	Direct
1329	2020–21 RFP	ID 49 — 2021 Midtown Selection Announcement	p. 1	Honor earlier promises	Selection rationale	The mayor linked redevelopment to honoring promises made a generation earlier.	Direct
1335	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	00:03:42–00:05:03	Honor promises while producing material benefits	Characterized	The mayor characterized the durable community consensus as jobs, housing, inclusive economic opportunity and fulfillment of historic promises.	Characterized
1382	2026 Disposition	ID 51 — Reparations Land Trust 2026 Proposal	pp. 3–5	Land reparations and Black institutional control	Proposed / committed	The proposal framed the full 86 acres as reparations and proposed a quasi-governmental authority to control, buy, sell and develop the land.	Direct
1406	2026 Disposition	ID 56 — 2026 Preferred Proposal Selection Announcement	p. 1	Former-resident preference and honoring promises	Selection rationale	The selection announcement highlighted PCHA's preference for seniors formerly living in the Gas Plant area and framed both choices as advancing the promise to the community.	Direct
1433	2008 RFP	ID 81 — 2007 Rays Waterfront Stadium Announcement	p. 2	Development shifted away from its intended location	Outcome / delivery finding	A Rays official explicitly framed the new two-site proposal as bringing development to the Tropicana area where it had originally been intended.	Corroborating
1527	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	\$6.1.1, pp. 27–29	\$50 million Intentional Equity Commitment	Binding commitment	The \$50 million Intentional Equity Commitment includes \$15 million for restorative ownership/occupancy, \$750,000 for outreach, \$10.5 million for enterprise, \$6.25 million for workforce, \$7.5 million for education, and conditional \$10 million museum support. Recipients, schedules and conditions differ; this was not an unrestricted upfront City payment.	Direct
1547	2024 Agreements / 2025 Termination	ID 86 — 2024 Redevelopment Approval Release	pp. 1–2	Official characterization of benefits	Characterized	The City described the agreement as combining redevelopment, stadium investment, and community-benefit commitments.	Direct

Land ownership, control & tenure

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1219	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	pp. 12, 26–27	Control, negotiation and Council approval	Required	The RFP separated developer control from ownership and made final development agreements subject to City Council approval.	Direct
1220	2022–23 RFP	ID 19 — 50 Plus 1 Sports 2022 Proposal	p. 3	99-year ground lease and revenue sharing	Proposed / committed	50 Plus 1 proposed a 99-year ground lease with City revenue sharing rather than a conventional land sale.	Direct
1244	2022–23 RFP	ID 21 — Restoration Associates 2022 Proposal	pp. 84, 86, 110	Land subsidy and long-term ground leases	Proposed / committed	Several phases depended on donated land, discounted land, or long-term ground leases, including a nominal \$1 annual lease for hospitality development.	Direct
1252	2022–23 RFP	ID 17 — HR&A 2023 Proposal Evaluation	p. 54	Different land-value and tenure offers	Evaluation / comparative finding	HR&A found wide variation in land acquisition and public-support structures, including \$97M and \$48M land valuations and proposals without a conventional land valuation.	Direct
1323	2020–21 RFP	ID 6 — HR&A 2021 Shortlisted Proposals Review	p. 8	Different land-price offers	Evaluation / comparative finding	The shortlisted offers ranged from no specified land price to \$60 million, \$75 million and \$106 million.	Direct
1333	2026 Disposition	ID 50 — 2026 Historic Gas Plant Disposition Notice	p. 1	Disposition of all or part of nine parcels	Required	The City invited alternative proposals to acquire and redevelop all or a portion of nine listed parcels after receiving an unsolicited proposal.	Direct
1347	2026 Disposition	ID 23 — ARK-Ellison-Horus 2026 Proposal	p. 37	Reverter and clawback protections	Proposed / committed	ARK proposed land-value adjustments for public benefits and reverter or clawback protections for nonperformance.	Direct
1353	2026 Disposition	ID 24 — Foundation Vision Partners 2026 Proposal	pp. 2, 6	City retains full ownership and control	Proposed / committed	FVP proposed that the City retain full land ownership and select parcel developers after a community-driven master plan.	Direct
1364	2026 Disposition	ID 25 — PCHA 2026 Senior Housing Proposal	p. 8	One-dollar fee-simple conveyance	Proposed / committed	PCHA requested fee-simple conveyance of the parcel for one dollar, coupled with long-term affordability.	Direct
1370	2026 Disposition	ID 62 — PCHA 2026 Evaluation – AEF; ID 74 — PCHA 2026 Shortlist Form – TG; ID 75 — PCHA 2026 Shortlist Form – BH	pp. 1–3	Parcel integration and nominal price concern	Evaluation / comparative finding	Staff questioned whether the parcel should be integrated into the larger master plan and noted the one-dollar acquisition request.	Direct
1428	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 125–127	Public assembly followed by private disposition	Required	After publicly funded acquisition and site preparation, the City planned to advertise parcels, negotiate price and dispose of land at no less than fair market value for plan-consistent uses.	Direct
1466	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal pp. 9–10	\$50 million phased fee-simple purchase	Proposed / committed	Hines offered a \$50 million fee-simple acquisition paid in phases as development parcels commenced.	Direct

Implementation, accountability & enforceability

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1196	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 31, 2023	Independent review & binding community-benefit commitments	Identified / raised	A participant requested independent evaluation of the proposed public investment and clearer, binding commitments for affordable housing and community benefits.	Direct
1211	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 14	Community Benefit Program coverage	Required	The development had to provide benefits consistent with the City's adopted Community Benefit Program across employment, wages, business participation, housing, childcare, mobility and sustainability.	Direct
1218	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 16	City approval and public input in design	Required	The selected team had to develop a design plan that includes public input and receives City approval.	Direct
1225	2022–23 RFP	ID 19 — 50 Plus 1 Sports 2022 Proposal	pp. 122–123	CBAC negotiation and City Council approval	Proposed / committed	The proposer said it would meet with the CBAC and community to establish a benefits plan and obtain City Council approval.	Direct
1231	2022–23 RFP	ID 20 — Hines-Rays 2022 Proposal	p. 209; HR&A p. 12	\$50 million community-benefits commitment	Proposed / committed	Hines/Rays stated a \$50 million community-benefits commitment spanning housing, workforce, education, arts and engagement.	Direct
1246	2022–23 RFP	ID 21 — Restoration Associates 2022 Proposal	p. 109	Shared-cost master agreement	Proposed / committed	The team anticipated a master agreement allocating maintenance costs, amenities, roads and access easements among development members.	Direct
1247	2022–23 RFP	ID 17 — HR&A 2023 Proposal Evaluation	p. 4	Commitment specificity as evaluation lens	Evaluation criterion	HR&A evaluated community benefits against the RFP principles and assessed how specific each proposer was about implementation.	Direct
1261	2023 Selection	ID 47 — 2023 Mayor Welch State of the City Transcript	53:27–53:53	Ongoing inclusive governance	Selection rationale	The mayor committed to continued stakeholder input to test whether development goals are being met over the decade-plus project.	Direct
1276	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	p. 12	Community Benefit Program	Required	The development had to provide benefits consistent with the City's community-developed benefit program, covering wages, jobs, small business, housing, childcare, mobility and sustainability.	Direct
1287	2020–21 RFP	ID 8 — Midtown 2021 Proposal	HR&A p. 10	Community Benefits Foundation	Proposed / committed	Midtown proposed \$1 million to create a Community Benefits Foundation.	Corroborating
1288	2020–21 RFP	ID 10 — Portman-Third Lake 2021 Proposal	pp. 75, 88–89	Community Benefits Agreement and district council	Proposed / committed	PTL proposed negotiating a Community Benefits Agreement and creating a Tropicana Field Area District Council to help guide future development.	Direct
1319	2020–21 RFP	ID 6 — HR&A 2021 Shortlisted Proposals Review	p. 3	Specificity as evaluation lens	Evaluation criterion	HR&A evaluated benefits for alignment with the RFP and the specificity of written or interview commitments.	Direct
1330	2020–21 RFP	ID 49 — 2021 Midtown Selection Announcement	p. 1	PCUL equity and inclusion role	Selection rationale	The announcement identified the Pinellas County Urban League as the lead equity and inclusion stakeholder overseeing hiring, training, equitable development and housing programs.	Direct
1346	2026 Disposition	ID 23 — ARK-Ellison-Horus 2026 Proposal	p. 31	Public dashboard and quarterly reporting	Proposed / committed	ARK proposed a public Community Benefits Dashboard with quarterly reporting on contracting, workforce and housing commitments.	Direct
1352	2026 Disposition	ID 58 — ARK 2026 Evaluation – AEF; ID 65 — ARK 2026 Shortlist Form – TG; ID 66 — ARK 2026 Shortlist Form – BH	pp. 1–3	Specific reporting and early-phase commitments	Evaluation / comparative finding	Staff viewed the public dashboard, first-phase affordable housing, museum and accelerator as unusually specific early commitments.	Direct
1357	2026 Disposition	ID 24 — Foundation Vision Partners 2026 Proposal	p. 25	Rubric and regular progress reporting	Proposed / committed	FVP proposed a community-benefits rubric and regular progress reporting for later parcel developers.	Direct
1365	2026 Disposition	ID 25 — PCHA 2026 Senior Housing Proposal	pp. 2, 8	Voucher-backed long-term affordability	Proposed / committed	PCHA proposed long-term affordability supported by project-based vouchers and public housing finance tools, with no market-rate opt-out.	Direct
1385	2026 Disposition	ID 63 — Reparations 2026 Evaluation – AEF; ID 71 — Reparations/Uhuru 2026 Shortlist Form – BH; ID 76 — Reparations 2026 Shortlist Form – TG	pp. 1–3	Insufficient development and finance detail	Evaluation / comparative finding	Staff did not recommend shortlisting because the submission lacked a demonstrated development team, financing plan and delivery record.	Direct
1389	2026 Disposition	ID 61 — Logical Sites 2026 Evaluation – AEF; ID 72 — Logical Sites 2026 Shortlist Form – TG; ID 73 — Logical Sites 2026 Shortlist Form – BH	pp. 1–3	Incomplete team and delivery plan	Evaluation / comparative finding	Staff did not recommend shortlisting because the submission lacked a defined developer, land-use program, office/economic program and credible implementation detail.	Direct
1394	2026 Disposition	ID 60 — Freedom Communities 2026 Evaluation – AEF; ID 69 — Freedom Communities 2026 Shortlist Form – TG; ID 70 — Freedom Communities 2026 Shortlist Form – BH	pp. 1–3	Narrow program and insufficient delivery evidence	Evaluation / comparative finding	Staff did not recommend shortlisting because the 100-unit concept lacked sufficient financing, team experience and delivery detail for the broader district.	Direct
1399	2026 Disposition	ID 64 — Tampa Bay Boom 2026 Evaluation – AEF; ID 77 — Tampa Bay Boom 2026 Shortlist Form – TG; ID 78 — Tampa Bay Boom 2026 Shortlist Form – BH	pp. 1–3	Private-capital concept lacked executable detail	Evaluation / comparative finding	Staff did not recommend shortlisting; despite potential private-capital advantages, the proposal lacked a clear development record, financial plan, infrastructure plan and coherent design.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1403	2026 Disposition	ID 57 — 2026 City Staff Proposal Comparison	comparison matrix	Specificity varied across shortlisted models	Evaluation / comparative finding	The matrix showed that dashboard reporting, community panels, affordability mechanisms and delivery schedules varied substantially across the four shortlisted proposals.	Direct
1410	2026 Disposition	ID 56 — 2026 Preferred Proposal Selection Announcement	pp. 1–2	Different CBA pathways for the two selections	Selection rationale	The Burg would enter Community Benefits Agreement and advisory-council review; PCHA was exempt because its project was entirely affordable/workforce housing, while both remained subject to City Council approval.	Direct
1426	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 119–120, Exhibit 31	Phased 1979–1986 delivery schedule	Proposed / committed	The plan scheduled acquisition, relocation, demolition and site improvements in four phases, with final Phase 4 site improvements ending in June 1986.	Direct
1427	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 129–130	Contractual plan compliance and completion	Required	Land-disposition agreements were to require compliance with the redevelopment plan, a development schedule, anti-speculation terms and completion within a reasonable time.	Direct
1429	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	Printed p. 133 / PDF p. 149	Annual activity and financial reporting	Required	The City was required to file annual activity and financial reports and publish notice of their availability. The reviewed materials did not establish a long-term system tracking displaced residents' receipt of promised benefits; this record gap does not prove that no such system ever existed.	Direct
1483	2016–18 Planning	ID 31 — 2016 Suncoast Dome Rehabilitation Order	pp. 2–3	Continuing environmental obligations	Binding condition	The environmental record establishes continuing compliance considerations that must be carried into site planning, construction and due diligence.	Direct
1495	2020–21 RFP	ID 45 — 2019 Sustainability and Resiliency Guidance	pp. 18–19	Environmental sensing and open data	Recommended / analyzed	The plan identifies district sensing and open-data tools for monitoring environmental and mobility conditions.	Direct
1496	2020–21 RFP	ID 45 — 2019 Sustainability and Resiliency Guidance	pp. 32–33, 44	Performance measurement and user outcomes	Recommended / analyzed	The plan identifies dashboards, submetering, and healthy-community indicators as potential mechanisms for ongoing evaluation of district performance.	Direct
1508	2020–21 RFP	ID 44 — 2020 Duke Energy Site Readiness Assessment	Slides 21, 33	Phasing and responsible parties	Implementation implication	The assessment underlines the need to assign infrastructure responsibilities, costs, and timing in binding implementation documents.	Direct
1517	2008 RFP	ID 46 — 2008 Stadium Parking Study	pp. S-3 - S-4, 3-2 - 3-10	Shared and managed parking	Recommended / analyzed	Parking performance depends on enforceable operating, shared-use, and management arrangements, not only a space count.	Direct
1526	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§§5.1.5, 5.3–5.5; PDF pp. 31–33	Construction-start deadlines and substitute payments	Binding commitment	Section 5.3 establishes phased construction-start deadlines, subject to excusable delays. Per-unit liquidated-damages payments remove the corresponding construction obligation and reduce the required total. Applicable ground leases also provide termination rights for missed starts, subject to notice and cure. These are not completion or occupancy deadlines.	Direct
1540	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§6.2; PDF pp. 36–37	Substitute obligations	Binding mechanism	Under specified §6.2 triggers, unmet community-benefit duties may be replaced with substitute obligations of equal monetary value, subject to City Council approval. This is not an unrestricted substitution right for every agreement obligation.	Direct
1541	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§16.1.1; PDF pp. 69–71	Notice and opportunity to correct (cure period)	Binding mechanism	Specified defaults carry notice and cure provisions. The community-benefit default definition excludes obligations to be performed rather than paid. Remedies must be assessed with §16.2.4, §16.9, the individual obligation and related agreements; this does not establish that all nonmonetary duties are unenforceable.	Direct
1542	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§7.15; PDF p. 49	Outside infrastructure grant repayment allocation	Binding mechanism	The City and developer cooperate to seek outside infrastructure grants; the developer administers compliance, reporting and monitoring. If the funder finds costs ineligible and requires repayment, the City and developer each pay 50%. This is a shared repayment obligation to the outside funder, not a general City clawback.	Direct
1543	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§16.2.1; §16.9; PDF pp. 72, 74–75	Limits on remedies	Binding limitation	Specified future parcel conveyances may be withheld, subject to conditions and exceptions. Section 16.9 generally preserves City infrastructure funding duties despite developer default, bars City termination for default, and bars specific performance of specified purchase/construction duties. These terms do not authorize general recovery of already conveyed land.	Direct
1546	2024 Agreements / 2025 Termination	ID 86 — 2024 Redevelopment Approval Release	p. 1	Council approval	Decision	City Council approved the redevelopment agreement package by a 5-3 vote, subject to the executed terms and implementation conditions.	Direct
1550	2024 Agreements / 2025 Termination	ID 89 — 2025 Termination Agenda Packet	July 2025 packet, PDF p. 78	Automatic termination	Contractual consequence	The staff memorandum records March 31, 2025 as the automatic termination date for the stadium agreement and associated documents. The contract supplies potential triggers; the outcome alone does not identify the precise failed condition.	Direct
1551	2024 Agreements / 2025 Termination	ID 89 — 2025 Termination Agenda Packet	Resolution, pp. 1–2; Termination Agreement, pp. 1–2	Proposed termination of remaining agreements	Proposed Council action	The July 24 agenda packet proposed authorizing an agreement memorializing termination of the redevelopment and vesting agreements after the stadium documents had terminated. The subsequent Council vote is reported by the July 25 St. Pete Rising article (source 91, PDF p. 2).	Direct

Parks / open space

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1010	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Green space & environmental experience	Identified / raised	Stakeholders prioritized maximizing outdoor and green space for recreation, entertainment, and enjoyment of the site's natural environment and landscapes.	Characterized
1036	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 7	Booker Creek integration	Identified / raised	Business associations recommended recognizing Booker Creek as a physical feature within the master plan and using it to connect different areas.	Characterized
1041	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	pp. 7-8	Tropical landscape & green space	Identified / raised	Business associations emphasized abundant vegetation, indoor and outdoor greenery, fresh water, and accessible green space as defining qualities that redevelopment should reinforce.	Characterized
1046	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	pp. 7-8	Functional public green space	Identified / raised	Business associations prioritized usable public green space, including fresh water, multi-modal access, and integration of Booker Creek.	Characterized
1054	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Green space	Identified / raised	Participants regarded green space as essential and suggested integrating it with structured parking.	Characterized
1069	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Booker Creek integration	Identified / raised	Participants prioritized integrating Booker Creek as a vibrant and meaningful feature of the redevelopment.	Characterized
1073	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Water features & parks	Identified / raised	Teen participants expressed interest in a water feature or park at the redevelopment site.	Characterized
1084	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Parks	Identified / raised	Teen participants identified parks as preferred places to spend time.	Characterized
1089	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 4	Booker Creek as public gathering space	Recommended	HKS proposed making Booker Creek a public gathering space connecting the new district to neighborhoods north and south of the site.	Direct
1105	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 38	Campbell Park expansion & Booker Creek network	Recommended	HKS proposed a pedestrian bridge connecting Campbell Park and the Tropicana site open-space systems into one green network, with walking and biking access.	Direct
1111	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 56	Public realm allocation & green network	Recommended	HKS allocated 34 acres (40% of the site) to a broad public-realm category including parks, plazas, the street grid, street improvements and a Campbell Park extension. This is not park acreage alone and is not directly comparable with the later 12-acre open-space minimum.	Direct
1114	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 4	Booker Creek lake & neighborhood connections	Recommended	HKS proposed reshaping Booker Creek into a lake-centered open-space system linking the district to Campbell Park, the Pinellas Trail, and Downtown.	Direct
1130	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 36	Campbell Park pedestrian bridge & green network	Recommended	HKS proposed a planted pedestrian bridge for walking, biking, and skating to join the Tropicana and Campbell Park open-space networks.	Direct
1132	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 40	Lake district center & Innovation Commons	Recommended	HKS proposed a lake-centered public gathering space and Innovation Commons with expanded Booker Creek parkland and a seasonal pavilion for innovative materials, craft, or art.	Direct
1144	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 15	Public-amenity allocation	Recommended	The Scenario 2 Council presentation allocates 42% to a broad public-amenities category. The separate master-plan fact sheets report 34 acres / 40% as public realm. These are different conceptual presentations, with circulation and other amenities included, rather than interchangeable park-acreage measures.	Direct
1146	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 17	District center, lake & entertainment piazza	Recommended	HKS identified a new district center, lake feature, and entertainment piazza as benefits of the no-ballpark Scenario 2 concept.	Direct
1151	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	pp. 25, 27	Booker Creek restoration & expanded green space	Recommended	HKS proposed enhancing Booker Creek Park and expanding connected green space as a central Scenario 2 public-realm move.	Direct
1159	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 55	Innovation Commons & Booker Creek	Recommended	HKS proposed Innovation Commons as a public-space component integrated with Booker Creek.	Direct
1173	2022–23 RFP	ID 30 — 2022 RFP Release Feedback	Response row 52 (Sept. 14, 2022)	Green space, trees & trail connections	Identified / raised	A participant requested expanded green space, trees, and walking/biking trail connections in place of vehicle-oriented development.	Direct
1179	2022–23 RFP	ID 29 — 2023 Open House Feedback	Response submitted Jan. 23, 2023	Vibrant and active green space	Identified / raised	A participant identified a vibrant, active green space as a desired benefit and as a positive feature of one proposal.	Direct
1208	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	Printed pp. 13, 19; §11.1.8 at PDF p. 19	Contiguous, public and inclusive open space	Solicitation principle / encouragement	The RFP establishes open-space principles and encourages connected, prominent, publicly accessible spaces with programming reflecting diverse cultural interests, ages and abilities. Section 11.1.8 uses “encouraged”; it does not impose an unconditional accessible-programming requirement.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1224	2022–23 RFP	ID 19 — 50 Plus 1 Sports 2022 Proposal	p. 98	Public parks, paths and plazas	Proposed / committed	The plan devoted roughly 43% of the site to the public realm, including more than 11 acres of public park and plaza land.	Direct
1238	2022–23 RFP	ID 22 — Sugar Hill 2022 Proposal	HR&A p. 13	21.5 acres of green/open space	Evaluation / comparative finding	HR&A summarized Sugar Hill as proposing 21.5 acres of green and open space.	Direct
1249	2022–23 RFP	ID 17 — HR&A 2023 Proposal Evaluation	p. 30	Signature green space across all proposals	Evaluation / comparative finding	HR&A found all four proposals included a central signature green space along Booker Creek, with different open-space types and acreages.	Direct
1273	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	Printed pp. 12, 18 / PDF pp. 13, 19	Booker Creek, Pinellas Trail and contiguous public park	Solicitation principle / encouragement	The guiding principles call for Booker Creek and the Pinellas Trail as central features and a significant contiguous park component and gathering space. Section 11.2.8 encourages connected, prominent, publicly accessible open spaces and varied programming. Not every design preference is an unconditional delivery duty.	Direct
1284	2020–21 RFP	ID 8 — Midtown 2021 Proposal	p. 71; HR&A p. 10	Funded open-space commitment	Proposed / committed	Midtown associated a \$30 million funding commitment with creation of open space.	Corroborating
1289	2020–21 RFP	ID 10 — Portman-Third Lake 2021 Proposal	pp. 79, 106–108	Renaturalized Booker Creek open-space network	Proposed / committed	PTL centered an expanded public-space network on a renaturalized Booker Creek with lawns, wetlands, trails and play areas.	Direct
1305	2020–21 RFP	ID 16 — Wendover Housing 2021 Proposal	pp. 51, 64	Expanded Booker Creek park and early affordable phases	Proposed / committed	Wendover proposed widening and improving Booker Creek as a park with walking, bicycling and art, while phasing affordable housing before later creek-area development.	Direct
1309	2020–21 RFP	ID 14 — TRS 2021 Proposal	pp. 69, 74	Booker Creek wellness trail as common ground	Proposed / committed	TRS proposed a Booker Creek wellness and nature trail connecting mixed-income districts and the Pinellas Trail.	Direct
1312	2020–21 RFP	ID 12 — SROA Capital 2021 Proposal	pp. 14, 22	Booker Creek park, canals and trails	Proposed / committed	SROA proposed roughly 850,000 square feet of parks/open space in the ballpark scenario, with canals, trails and a Booker Creek native landscape park.	Direct
1348	2026 Disposition	ID 23 — ARK-Ellison-Horus 2026 Proposal	p. 13	28.29 acres of open space	Proposed / committed	ARK proposed 28.29 acres of open space integrated with Booker Creek and the district public realm.	Direct
1372	2026 Disposition	ID 26 — The Burg Bid 2026 Proposal	PDF pp. 7, 13; district context p. 59	Central park and cultural landscape	Proposed / committed	The Burg proposal describes a 13-acre central park anchoring civic, cultural and recreational activity. The 13-acre figure describes the central park rather than the broader public realm that includes streets and circulation.	Direct
1407	2026 Disposition	ID 56 — 2026 Preferred Proposal Selection Announcement	p. 1	Large park and cultural landmarks	Selection rationale	The City cited The Burg's large public park, museums and cultural landmarks among the selected concept's benefits.	Direct
1425	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 10–11	Landscaped buffers, parks and open space	Proposed / committed	The plan proposed landscaped buffers and park areas to separate incompatible uses and improve site amenity.	Direct
1442	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objective 2	World-class architecture and distinctive public space	Required	The City expected world-class architecture integrated with distinctive public open spaces in St. Petersburg's civic tradition.	Direct
1447	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objective 17	Connected open-space system and Booker Creek	Solicitation expectation	The City comparison matrix records encouragement of connected, accessible open spaces integrated with Booker Creek and surrounding neighborhoods.	Direct
1458	2008 RFP	ID 2 — EcoVerde 2008 Proposal	proposal pp. 49–71	EcoWalk, Gas Plant Park and linked civic spaces	Proposed / committed	EcoVerde proposed an interconnected system including EcoWalk along Booker Creek, Gas Plant Park, Galleria Plaza, Crane Pond and The Landing amphitheater.	Direct
1465	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal pp. 19–20, 57	Booker Creek-centered 18-acre park network	Proposed / committed	Hines proposed an approximately 18-acre park centered on a de-channelized Booker Creek, linked to the Pinellas Trail, neighborhood parks and public plazas.	Direct
1494	2020–21 RFP	ID 45 — 2019 Sustainability and Resiliency Guidance	pp. 43–47, 53	Green infrastructure	Recommended / analyzed	Emphasizes that open space can serve recreation, stormwater, heat mitigation, and ecological functions simultaneously.	Direct
1533	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§9.3; PDF p. 59	Twelve acres of open space	Binding commitment	The developer must develop and maintain at least 12 acres as open space. The agreement contemplates an effort to increase open space beyond that minimum; the larger target is not the same as the binding minimum.	Direct

Transportation / connectivity

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1007	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 4	Multimodal access	Identified / raised	Stakeholders prioritized integrating long-range transportation planning to improve convenience and expand multimodal access to and within the site.	Characterized
1008	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Neighborhood connectivity	Identified / raised	Stakeholders prioritized improving connections among surrounding neighborhoods and physically uniting different parts of the community.	Characterized
1011	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Pedestrian mobility	Identified / raised	Stakeholders prioritized safe, pedestrian-friendly movement throughout the site and improved pedestrian access to surrounding attractions.	Characterized
1012	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Site accessibility / multimodal access	Identified / raised	Stakeholders prioritized convenient site access through multiple transportation modes and continued accessibility improvements as development occurs.	Characterized
1015	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Bicycle infrastructure	Identified / raised	Stakeholders prioritized a publicly accessible bike trail supporting family recreation and integration with bike-share opportunities.	Characterized
1027	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 6	Regional transit connectivity	Identified / raised	Business associations prioritized improved transit connections to the site, including consideration of premium transit and rail as part of broader regional transportation planning.	Characterized
1028	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	pp. 6-7	Transportation choice / reduced auto dependence	Identified / raised	Business associations identified transportation options as important to encouraging visitors to remain in the area and reducing reliance on automobiles.	Characterized
1032	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 7	Parking & transportation integration	Identified / raised	EDGE District representatives emphasized treating parking and transportation as interconnected issues and identifying shared solutions.	Characterized
1034	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 7	Bicycle circulation	Identified / raised	Downtown Business Association representatives identified the need for safe bicycle routes into and around the redevelopment area.	Characterized
1035	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 7	Wayfinding / signage	Identified / raised	Business associations prioritized clear signage and wayfinding to help people understand how to navigate between destinations regardless of what is ultimately developed.	Characterized
1048	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Multimodal connectivity	Identified / raised	Public meeting participants identified parking, mass transportation, pedestrian access, and connectivity among the common community priorities.	Characterized
1051	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	District connectivity	Identified / raised	Participants prioritized connecting Downtown, the Warehouse District, Intown West, and South St. Petersburg.	Characterized
1053	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Downtown congestion	Identified / raised	Participants identified addressing Downtown traffic congestion as a redevelopment priority.	Characterized
1065	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Traffic & surrounding businesses	Identified / raised	Participants prioritized strategically managing traffic flow to encourage patronage of businesses in surrounding communities.	Characterized
1072	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Innovation District connectivity	Identified / raised	Participants prioritized improved connectivity between the redevelopment site and the Innovation District.	Characterized
1096	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	pp. 20–21	Reconnect city grid & neighborhoods	Recommended	HKS adopted re-integrating the Tropicana site with the city grid as a guiding principle, using a transportation network to improve interdistrict access.	Direct
1098	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 21	Multimodal access & traffic reduction	Recommended	HKS adopted expansion of transportation options to reduce traffic and improve access between neighborhoods and Downtown as a guiding principle.	Direct
1100	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 24	Pedestrian, bike & trail connectivity	Recommended	HKS incorporated pedestrian-friendly design and integration with the regional bike and trail system into the plan's city-reconnection principle.	Direct
1101	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 28	Transit hub & multimodal network	Recommended	HKS proposed a multimodal transit hub at the northeast corner of the site, supported by continuation of streets through the site and existing/proposed transit routes.	Direct
1102	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	pp. 30–31	Street-grid reconnection & pedestrian bridge	Recommended	HKS proposed a comprehensive street and block network, including an enhanced pedestrian bridge linking Booker Creek and Campbell Park to South St. Petersburg neighborhoods.	Direct
1118	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 18	I-175 barrier & Campbell Park disconnection	Analyzed	HKS identified I-175 as a physical and symbolic barrier separating the site from Campbell Park and communities south of the site.	Direct
1120	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	pp. 20–21	Reconnect city grid & neighborhoods	Recommended	HKS adopted re-integrating the Tropicana site with the city grid as a guiding principle, using streets through the site to improve access among districts.	Direct
1122	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 21	Multimodal access & traffic reduction	Recommended	HKS adopted expanding transportation options to reduce traffic and improve access between neighborhoods and Downtown as a guiding principle.	Direct
1124	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 24	Community-priority translation: housing, green space, pedestrian & bicycle access	Recommended	HKS's grid-reconnection principle identifies housing for multiple income levels, outdoor space, pedestrian friendliness, and regional bike/trail integration as community-derived priorities.	Direct
1126	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 28	Transit hub, parking & accessible development	Recommended	HKS proposed a northeast-corner multimodal hub and identified public transportation, parking optimization, and accessible development as planning priorities.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1128	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	pp. 30-31	Street-grid, trail & Campbell Park connections	Recommended	HKS proposed extending the street grid, connecting the Pinellas Trail through an arts-walk spine, and enhancing the pedestrian bridge to Campbell Park.	Direct
1141	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 8	Connected, walkable green neighborhood network	Recommended	HKS framed the second guiding principle as reconnecting neighborhoods through multiple-income housing, outdoor space, pedestrian-friendly design, and regional bike/trail integration.	Direct
1143	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 12	Multimodal access, parking & traffic reduction	Recommended	HKS framed the fourth guiding principle as expanding transportation options, optimizing parking, reducing traffic, and increasing access between neighborhoods and Downtown.	Direct
1153	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 32	Street-grid reconnection	Recommended	HKS mapped new streets intended to reconnect neighborhoods across the Tropicana site.	Direct
1154	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 33	Pinellas Trail & Campbell Park bridge	Recommended	HKS proposed integrating the Pinellas Trail and a bridge connection to Campbell Park within the open-space and mobility network.	Direct
1165	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 75	Downtown multimodal-hub integration	Recommended	HKS proposed integrating the district with the Downtown multimodal hub through bicycle, trolley, bus, BRT, ferry pilot, and north-south shuttle connections.	Direct
1166	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	pp. 77–78	BRT service to the South Side	Recommended	HKS mapped BRT routes and proposed bringing transit to the South Side as part of Scenario 2's transportation network.	Direct
1167	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	pp. 79–80	I-175 barrier transformation	Recommended	HKS identified I-175 as separating southern neighborhoods and mapped its transformation as part of reconnecting the district.	Direct
1180	2022–23 RFP	ID 29 — 2023 Open House Feedback	Response submitted Jan. 23, 2023	Avoid excessive parking & auto dependence	Identified / raised	A participant criticized a large parking hub and advocated a less automobile-centered redevelopment approach.	Direct
1183	2022–23 RFP	ID 29 — 2023 Open House Feedback	Response submitted Jan. 23, 2023	Transit as an alternative to stadium replacement	Identified / raised	A participant suggested that transit investment and marketing could be tested to improve stadium access before committing public funds to a replacement stadium.	Direct
1191	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 14, 2023	Walkability, biking & low-car public realm	Identified / raised	Participants prioritized walkability, safe biking, and plaza areas with minimal vehicle traffic while preserving St. Petersburg's human-scale character.	Direct
1204	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 13	Connections to surrounding neighborhoods	Required	The development had to reconnect the site to surrounding neighborhoods using multiple transportation modes.	Direct
1205	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	pp. 13, 20–21	Regional transit and transportation-disadvantaged access	Required	The RFP required regional multimodal integration, future transit readiness and attention to transportation-disadvantaged residents and employees.	Direct
1269	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	p. 12	Physical, economic and emotional connection to south St. Petersburg	Required	The principles required multimodal neighborhood and regional connections and an explicit connection to south St. Petersburg.	Direct
1281	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	pp. 18–19	Complete Streets, transit and trail network	Required	The City required pedestrian-first streets, separated bicycle facilities, SunRunner and future transit connections, an intermodal facility, and regional connectivity.	Direct
1316	2020–21 RFP	ID 9 — Pope & Land 2021 Proposal	pp. 20–21	Regional trail and community connections	Proposed / committed	Pope & Land mapped the site into the downtown trail, transit, hospital, university and park network and framed redevelopment as stitching communities together.	Direct
1341	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	01:47:45–01:48:01	Healthy, active and safe neighborhood connections	Identified / raised	A community-submitted question asked how the district would connect safely and actively to adjacent neighborhoods.	Direct
1437	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal p. 55	Street-grid restoration	Characterized	Almost 70% of attendees reportedly considered reintroducing the street grid very important.	Characterized
1438	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal p. 55	Multimodal transit facility	Characterized	More than 80% of participants reportedly considered mass transit to the redevelopment site very important.	Characterized
1445	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objectives 6–7	Reconnect neighborhoods, downtown and proposed ballpark	Required	The City comparison matrix records a solicitation requirement for integration with surrounding communities, the downtown waterfront and the proposed new ballpark.	Direct
1449	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objectives 20–25	Existing and future multimodal systems	Required	The City comparison matrix records a solicitation requirement for connections to existing and proposed transit, internal roadways and a multimodal transportation facility.	Direct
1490	2020–21 RFP	ID 45 — 2019 Sustainability and Resiliency Guidance	pp. 2, 6, 11–12	Mode shift and multimodal policy	Recommended / analyzed	The analysis identifies reduced transportation emissions, equitable access, and safe multimodal options as redevelopment objectives.	Direct
1491	2020–21 RFP	ID 45 — 2019 Sustainability and Resiliency Guidance	pp. 37–41	Connected multimodal street network	Recommended / analyzed	The healthy-community design analysis supports a connected network for walking, bicycling, transit, and local streets rather than reliance on single-occupant vehicles.	Direct
1507	2020–21 RFP	ID 44 — 2020 Duke Energy Site Readiness Assessment	Slides 24–25	Regional and local access	Assessment finding	Access and mobility are central to site competitiveness and development feasibility.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1513	2008 RFP	ID 46 — 2008 Stadium Parking Study	pp. 6-1 - 6-18	Traffic operations and intersection mitigation	Technical finding	The study modeled stadium and redevelopment traffic and identified event-specific signal, lane, and intersection measures needed to maintain acceptable operations.	Direct
1514	2008 RFP	ID 46 — 2008 Stadium Parking Study	pp. 7-1 - 7-3	Site circulation and pedestrian flow	Technical finding	The study evaluated bus, pedestrian, and vehicle circulation immediately around the proposed ballpark, including closures and high-volume pedestrian movements.	Direct
1515	2008 RFP	ID 46 — 2008 Stadium Parking Study	pp. 8-1 - 8-5	Coordinated event transportation management	Technical finding	The study recommended coordinated parking, transit, traffic-control, and site-access operations rather than relying on roadway capacity alone.	Direct
1534	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§§6.1.9, 9.2, pp. 30, 53	Complete Streets and district connections	Binding / design commitment	The agreement applies Complete Streets recommendations to specified public rights-of-way within the property and coordinates related infrastructure and connections. Final alignments and off-site improvements remain subject to design, approvals and coordination.	Direct

Parking

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1006	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 4	Urban parking strategy	Identified / raised	Stakeholders prioritized providing parking appropriate to site uses while recognizing the site's intended urban character.	Characterized
1021	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 6	Parking capacity	Identified / raised	Community leaders identified adequate parking as a significant development challenge that should not be underestimated.	Characterized
1033	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 7	District-wide parking strategy	Identified / raised	Downtown Business Association representatives emphasized coordinated parking planning around the stadium and surrounding districts rather than addressing parking solely within the redevelopment site.	Characterized
1037	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 7	Shared/public parking hubs	Identified / raised	Business associations suggested distributing smaller parking facilities while using larger public parking facilities as transportation hubs, with public parking retained even alongside private parking.	Characterized
1112	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	pp. 58–59	Shared structured parking	Recommended	HKS proposed shared parking with corporate uses to reduce infrastructure demand and cost, maximize site area, and support mixed-use activity and pedestrian circulation.	Direct
1216	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 20	Structured, adaptable and shared parking	Required	Parking had to be structured, integrated with active ground floors, adaptable for reuse and coordinated with stadium demand.	Direct
1280	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	p. 18	Structured, integrated and adaptable parking	Required	Parking was to be structured, integrated with active uses, and designed for future repurposing and development above.	Direct
1314	2020–21 RFP	ID 11 — Silver Hills 2021 Proposal	p. 14	No-cost parking garage as public benefit	Proposed / committed	Silver Hills offered a parking garage and adjacent open space as public benefits at no out-of-pocket cost to the City.	Direct
1367	2026 Disposition	ID 25 — PCHA 2026 Senior Housing Proposal	p. 2	Twelve parking spaces for 80 senior units	Proposed / committed	PCHA proposed 12 parking spaces for 80 senior apartments, relying on the site's central location and trail access.	Direct
1369	2026 Disposition	ID 62 — PCHA 2026 Evaluation – AEF; ID 74 — PCHA 2026 Shortlist Form – TG; ID 75 — PCHA 2026 Shortlist Form – BH	pp. 1–3	Parking and design concerns	Evaluation / comparative finding	Staff flagged the 12-space parking plan, basic design and limited implementation detail as concerns.	Direct
1448	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objective 19	Internalized and structured parking	Required	Parking was to be incorporated within the project rather than dominate the public realm, including structured approaches.	Direct
1512	2008 RFP	ID 46 — 2008 Stadium Parking Study	pp. S-2 - S-4, 3-1 - 3-10	Event parking supply and demand	Technical finding	The study evaluated event parking demand, supply, and operational conditions around the stadium.	Direct

Infrastructure

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1030	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 6	District cooling / shared infrastructure	Identified / raised	Business associations identified a potential district-wide cooling system as an opportunity to support development and potentially generate economic benefits by serving areas beyond the redevelopment site.	Characterized
1090	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 4	Parks and infrastructure alongside revenue development	Recommended	HKS framed the plan as balancing revenue-generating development with neighborhood amenities, including parks and infrastructure.	Direct
1136	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 46	Shared stormwater & district cooling for commercial affordability	Recommended	HKS identified a shared lake-based stormwater system and possible district chiller/distribution system as means to reduce commercial development and operating costs, with reductions passed to local merchants.	Direct
1152	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 26	Lake / stormwater feature	Recommended	HKS proposed creating a lake feature as part of Scenario 2's Booker Creek/open-space concept.	Direct
1193	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 13, 2023	Booker Creek restoration beyond the site	Identified / raised	A participant asked that Booker Creek restoration address the full downstream system and its effects on residents and wildlife, rather than only the project-frontage segment.	Direct
1317	2020–21 RFP	ID 9 — Pope & Land 2021 Proposal	pp. 20–21	Stormwater and existing city systems	Proposed / committed	The proposal identified stormwater, infrastructure burden, traffic and walkability as core planning constraints to be resolved.	Direct
1359	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	1:31:07–1:31:50	City-led first-phase horizontal infrastructure	Proposed / committed	FVP estimated roughly \$70 million of first-phase City investment on City-owned land, with no capital or funding provided to FVP.	Direct
1409	2026 Disposition	ID 56 — 2026 Preferred Proposal Selection Announcement	p. 1	Public infrastructure as a selected commitment	Selection rationale	The announcement identified public infrastructure as part of The Burg's selected development program.	Direct
1424	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 9–11, 114–116	Streets, utilities, drainage and public parking	Proposed / committed	The plan proposed new and improved streets, sidewalks, lighting, utilities, drainage, retention basins and centrally located parking to support redevelopment.	Direct
1492	2020–21 RFP	ID 45 — 2019 Sustainability and Resiliency Guidance	pp. 1, 5–6	Coordinated district infrastructure	Recommended / analyzed	The analysis presents an early infrastructure roadmap integrating energy, water, mobility, and digital systems at district scale.	Direct
1493	2020–21 RFP	ID 45 — 2019 Sustainability and Resiliency Guidance	p. 36	Smart systems and performance modeling	Recommended / analyzed	The analysis recommends early smart-system and net-zero modeling so infrastructure choices can be evaluated before schematic design.	Direct
1499	2020–21 RFP	ID 44 — 2020 Duke Energy Site Readiness Assessment	Slide 27	Electric-service capacity	Assessment finding	Identified existing electric capacity for initial users with the caveat that higher-demand occupants may require system expansions at later stages. The most significant cost would be the construction of a new substation, for which the site should be allocated early in redevelopment to limit costs down the road.	Direct
1500	2020–21 RFP	ID 44 — 2020 Duke Energy Site Readiness Assessment	Slide 28	Natural-gas infrastructure	Assessment finding	Natural gas utility capacity is more than sufficient around the site. Existing natural-gas lines should be shown in infrastructure plans because line locations can constrain development configurations.	Direct
1501	2020–21 RFP	ID 44 — 2020 Duke Energy Site Readiness Assessment	Slides 29–30	Water and wastewater capacity	Assessment finding	Existing water and wastewater systems had available capacity, but major users could trigger added capacity needs with significant lead times (i.e. expansion or new construction of nearby WWTF).	Direct
1502	2020–21 RFP	ID 44 — 2020 Duke Energy Site Readiness Assessment	Slide 31	Telecommunications redundancy	Assessment finding	The site had redundant fiber access from the north and south, an asset that could be incorporated into business-attraction strategy.	Direct

Sustainability / resilience

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1004	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 4	Long-term sustainability	Identified / raised	Stakeholders prioritized environmentally responsible development that balances long-term ecological, social, and economic needs.	Characterized
1023	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 6	Sustainable development & transportation	Identified / raised	Community leaders prioritized a sustainable project design and culture supported by feasible transportation options.	Characterized
1127	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 30	Booker Creek stormwater management	Recommended	HKS proposed a reshaped Booker Creek lake to collect runoff, manage water flows, and mitigate surges as part of the district's stormwater strategy.	Direct
1148	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 19	Integrated sustainability action	Recommended	HKS placed Scenario 2 within the City's planning directives for sustainability, Health in All Policies, smart cities, and an Integrated Sustainability Action Plan.	Direct
1192	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 16, 2023	Stormwater, energy & heat resilience	Identified / raised	Participants requested stormwater upgrades, underground power, renewable energy, trees, and other measures to prepare the City for extreme weather and reduce heat.	Direct
1213	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	pp. 14, 16	Health, climate and resilient design	Required	The RFP required smart-city, health-equity, sustainable-design and resilience strategies and called for a health-impact assessment.	Direct
1239	2022–23 RFP	ID 22 — Sugar Hill 2022 Proposal	p. 135	Climate risk and resilient systems	Proposed / committed	The team committed to evaluating and integrating green infrastructure, cool roofs, sustainable materials and other resilient-design strategies.	Direct
1251	2022–23 RFP	ID 17 — HR&A 2023 Proposal Evaluation	p. 14	Absence in Restoration proposal	Evaluation / comparative finding	HR&A reported that Restoration Associates mentioned no sustainability or resilience components, despite proposing 25 acres of green space.	Direct
1278	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	pp. 12, 14–15	Smart city, health, resilience and green design	Required	The RFP required smart-city technology, health-based planning, Complete Streets, sustainability and resilience policies.	Direct
1286	2020–21 RFP	ID 8 — Midtown 2021 Proposal	HR&A p. 10	Energy, water and LEED metrics	Proposed / committed	Midtown proposed 30% lower energy use, 50% lower water use, and LEED Silver buildings.	Corroborating
1297	2020–21 RFP	ID 13 — Sugar Hill 2021 Proposal	HR&A p. 12	District energy technologies	Proposed / committed	Sugar Hill proposed centralized cooling, solar arrays and shared energy storage.	Corroborating
1313	2020–21 RFP	ID 12 — SROA Capital 2021 Proposal	p. 14	Stormwater and ecological canal system	Proposed / committed	SROA proposed canals to restore habitat and water quality, manage stormwater and storm surge, and potentially support district cooling.	Direct
1318	2020–21 RFP	ID 9 — Pope & Land 2021 Proposal	p. 21	Environmental benefit and resilient urban systems	Proposed / committed	Pope & Land described the redevelopment as a catalyst for environmental benefit and resilient urban systems.	Direct
1325	2020–21 RFP	ID 6 — HR&A 2021 Shortlisted Proposals Review	pp. 10–13	Quantified metrics versus intentions	Evaluation / comparative finding	Midtown offered quantified energy, water and LEED targets; Sugar Hill named district technologies; Unicorp and PTL stated less specific intentions.	Direct
1342	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	01:53:42–01:54:07	Green infrastructure and nature-based resilience	Identified / raised	A community-submitted question asked about Booker Creek, solar, geothermal, LEED and other nature-based resilience measures.	Direct
1376	2026 Disposition	ID 26 — The Burg Bid 2026 Proposal; ID 55 — 2026 Historic Gas Plant Open House Transcript	Proposal pp. 25, 37; transcript p. 45, 1:56:01–1:56:08	Booker Creek, shade and green infrastructure	Proposed / committed	The proposal presents Booker Creek, nature-based design and shade concepts. At the open house, The Burg described green roofs and a generator-powered event center doubling as an evacuation shelter. These are proposal and presentation statements, not binding performance guarantees.	Direct
1392	2026 Disposition	ID 53 — Freedom Communities 2026 Proposal	pp. 4–5	Green building, EV and water systems	Proposed / committed	Freedom proposed NGBS standards, green infrastructure, energy and water measures, EV access and pedestrian design.	Direct
1439	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal p. 55	LEED and environmentally friendly development	Characterized	More than 85% of surveyed participants reportedly viewed environmentally friendly features as very important.	Characterized
1450	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objectives 11 and 29	Green City and LEED-oriented techniques	Required	The City comparison matrix identifies green development aligned with Green City goals and a demonstrated commitment to LEED/LEED-ND criteria and sustainable-development experience. The reviewed objective does not specify a certification level; the original RFP was unavailable.	Direct
1489	2020–21 RFP	ID 45 — 2019 Sustainability and Resiliency Guidance	pp. 1–2, 53	District-scale resilience	Recommended / analyzed	The analysis supports integrating resilience, energy, water, and climate considerations at district scale.	Direct
1535	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	\$6.1.6; \$7.1.1; \$9.5; PDF pp. 36, 48, 60	Booker Creek and resilience measures	Binding / planning commitment	The agreement specifies sustainability strategies, market-appropriate building standards at design time, tree-replacement requirements and a Booker Creek water-quality/flood-mitigation plan. Creek design measures carry feasibility and modeling qualifications. Under §9.5, the City retains creek ownership/operation and the developer maintains specified adjacent improvements.	Direct

Environmental health & remediation

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1212	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 14	Site remediation and Oaklawn Cemetery findings	Required	The developer had to remediate potential environmental issues, including future recommendations arising from the Oaklawn Cemetery study.	Direct
1277	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	p. 12	Environmental remediation	Required	The developer was required to remediate potential environmental issues on the site.	Direct
1430	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 145–149	Stormwater and demolition safeguards	Required	The plan required detention basins, erosion controls, dust controls and other safeguards during clearance and redevelopment.	Direct
1481	2016–18 Planning	ID 31 — 2016 Suncoast Dome Rehabilitation Order	pp. 1–2	Regulatory closure with conditions	Determination / condition	FDEP granted conditional site-rehabilitation completion based on the submitted record, while preserving specified continuing obligations and limitations.	Direct
1482	2016–18 Planning	ID 31 — 2016 Suncoast Dome Rehabilitation Order	pp. 1–2	Residual contamination and controls	Determination / condition	The order indicates that environmental closure did not mean all contamination was removed; redevelopment must account for residual conditions and applicable controls.	Direct
1557	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§§4.1–4.4, pp. 20–23	Environmental due diligence and risk allocation	Binding allocation	The agreement allocated access, investigation, disclosure, and transaction risks associated with existing environmental conditions.	Direct
1558	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§§13.1–13.3, pp. 58–59	Remediation responsibilities	Binding allocation	The agreement assigned specified remediation and environmental-compliance responsibilities between the parties.	Direct

Arts / culture

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1005	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 4	Local art & placemaking	Identified / raised	Stakeholders prioritized integrating local artists and public art into the redevelopment, beginning at the conceptual-design stage and continuing throughout the project.	Characterized
1013	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Multicultural identity	Identified / raised	Stakeholders prioritized development that connects and unites St. Petersburg's diverse communities and cultures.	Characterized
1040	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	pp. 7-8	Public art & creative identity	Identified / raised	Business associations identified public art and the city's creative character as important components of redevelopment and St. Petersburg's identity.	Characterized
1063	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Arts & cultural identity	Identified / raised	Participants prioritized incorporating and showcasing St. Petersburg's strong arts culture.	Characterized
1093	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 12	Arts district connection & local creative identity	Recommended	HKS recommended that the site's vision prominently incorporate the culture and authenticity generated by the neighboring arts community.	Direct
1097	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 21	Cultural diversity & authenticity as economic engine	Recommended	HKS adopted celebration of cultural diversity and authenticity as a guiding principle linked to economic opportunity in the district and surrounding neighborhoods.	Direct
1109	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 50	Local entrepreneurship, history & cultural expression	Recommended	HKS proposed local-business retail and artist studios along Rays' Way and 16th Street, with developer-community dialogue to identify installations and venues for cultural and historical expression.	Direct
1121	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 21	Cultural diversity & authenticity as economic engine	Recommended	HKS adopted celebration of cultural diversity and authenticity as a guiding principle tied to economic opportunity in the district and surrounding neighborhoods.	Direct
1125	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 26	Community-priority translation: arts, multicultural identity & family safety	Recommended	HKS's cultural-authenticity principle identifies arts, family-oriented entertainment, multicultural neighborhoods, authenticity, and family safety as community-derived priorities.	Direct
1142	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 10	Cultural diversity, authenticity & family-friendly place	Recommended	HKS framed the third guiding principle as celebrating cultural diversity and authenticity through arts, family-oriented entertainment, multicultural neighborhoods, and a safe family-friendly environment.	Direct
1155	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 34	Arts in parks & sculpture plaza	Recommended	HKS proposed an arts program in parks, including a sculpture plaza, as part of the public-realm concept.	Direct
1161	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 65	Local artist promotion	Recommended	HKS presented entertainment venues as opportunities to promote local artists.	Direct
1162	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 67	Deuces Live & Warehouse Arts connection	Recommended	HKS proposed celebrating and connecting the redevelopment with Deuces Live and the Warehouse Arts district.	Direct
1195	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 22, 2023	Accessible performing-arts facilities	Identified / raised	A participant requested flexible, rentable performing-arts space sized for local small- and mid-sized organizations, with affordable nonprofit access.	Direct
1209	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 13	Arts and culture opportunities	Required	The development had to include opportunities for arts and culture throughout the site.	Direct
1274	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	p. 12	Arts and cultural opportunities	Required	The principles required arts and cultural opportunities throughout the site.	Direct
1290	2020–21 RFP	ID 10 — Portman-Third Lake 2021 Proposal	pp. 82, 100, 126	Creative Arts Hub with affordable maker space	Proposed / committed	PTL proposed a Creative Arts Hub with affordable space for artists, makers and small-business incubation, especially in the no-ballpark scenario.	Direct
1536	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§§7.20, 9.4, pp. 44, 54	Public art obligations	Binding commitment	The agreement establishes public-art obligations under §§7.20 and 9.4, with specified alternatives. It does not guarantee that every obligation will be satisfied through a particular physical artwork or local-artist tenancy.	Direct

Retail / commercial activity

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1009	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Entertainment & family amenities	Identified / raised	Stakeholders prioritized a diverse mix of entertainment, dining, shopping, and other family-oriented activities reflecting St. Petersburg's diverse population.	Characterized
1068	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Commercial corridor revitalization	Identified / raised	Participants prioritized commercial revitalization along existing commercial corridors.	Characterized
1074	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Dining options	Identified / raised	Teen participants wanted numerous places to eat at the site.	Characterized
1075	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Shopping / mall	Identified / raised	Teen participants expressed interest in a mall or other concentrated shopping destination.	Characterized
1081	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Dining destinations	Identified / raised	Teen participants identified places to eat as preferred destinations for spending time.	Characterized
1082	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Shopping / mall	Identified / raised	Teen participants identified malls as preferred destinations.	Characterized
1160	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 59	Entertainment, retail & cultural district	Recommended	HKS identified an entertainment, retail, and cultural area as a principal mixed-use district component.	Direct
1210	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	pp. 13, 18	Local independent retail and South St. Petersburg businesses	Required	The RFP prioritized small and independent commerce, local retailers and opportunities for existing South St. Petersburg businesses.	Direct
1275	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	pp. 12, 16–17	Local independent retail and south St. Petersburg businesses	Required	The City prioritized small independent commerce, local retailers, and opportunities for existing south St. Petersburg businesses.	Direct
1308	2020–21 RFP	ID 14 — TRS 2021 Proposal	pp. 51, 54	Small-business retail share	Proposed / committed	TRS proposed that at least half of the retail component consist of small businesses.	Direct
1554	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	Schedule II (PDF p. 92)	Local-serving commercial space	Target development program	Schedule II describes the target mixed-use program, including local-serving commercial activity. It is distinct from the minimum development requirements in Schedule III and should not be treated as a guarantee of every target-program component.	Direct

Community facilities / amenities

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1017	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Family-friendly environment	Identified / raised	Stakeholders prioritized a safe, welcoming environment for families, children, and teenagers, with activities serving a range of ages and demographics.	Characterized
1026	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 6	Community-serving destination	Identified / raised	Business associations emphasized that redevelopment should be accessible to the entire community and function as a community resource.	Characterized
1043	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	pp. 7-8	Family & youth amenities	Identified / raised	Business associations prioritized safe, affordable, non-bar-centered places and programming for families, children, teenagers, and high school students.	Characterized
1057	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Family & recreation amenities	Identified / raised	Participants prioritized family-oriented and recreational facilities.	Characterized
1058	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Teen & young-adult programming	Identified / raised	Participants prioritized productive and recreational activities specifically serving teenagers and young adults.	Characterized
1059	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Inclusive year-round programming	Identified / raised	Participants prioritized year-round activities serving a diverse range of ages, families, incomes, and cultural backgrounds.	Characterized
1076	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Skating / recreation	Identified / raised	Teen participants expressed interest in a skating rink.	Characterized
1077	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Teen social spaces	Identified / raised	Teen participants wanted a teen club or dance club providing a dedicated social and entertainment space.	Characterized
1078	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Movie theater	Identified / raised	Teen participants expressed interest in a movie theater.	Characterized
1079	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Bowling / recreation	Identified / raised	Teen participants expressed interest in bowling.	Characterized
1080	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Variety of activities	Identified / raised	Teen participants generally wanted a broad variety of fun and recreational activities at the site.	Characterized
1083	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Water recreation	Identified / raised	Teen participants identified water parks as preferred destinations.	Characterized
1085	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Aquatic recreation	Identified / raised	Teen participants identified pools as preferred destinations.	Characterized
1086	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 10	Engaging & enjoyable environment	Identified / raised	Teen participants wanted the Tropicana site to feel exciting, fun, positive, and highly enjoyable.	Characterized
1104	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 36	Family-oriented stadium amenities	Recommended	HKS proposed a Kid's Zone near the new ballpark as part of a family-friendly mixed-use district.	Direct
1194	2022–23 RFP	ID 28 — 2023 CBAC Community-Benefits Input	Response submitted Dec. 13, 2023	Daily-needs services & grocery access	Identified / raised	A participant requested reasonably priced daily-needs businesses and services—including a grocery store, pharmacy, and health care—for redevelopment residents.	Direct
1207	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 13	Childcare for residents and employees	Required	The development had to include childcare facilities serving residents and employees.	Direct
1237	2022–23 RFP	ID 22 — Sugar Hill 2022 Proposal	pp. 97, 132	Free daycare for lower-income households	Proposed / committed	Sugar Hill reported a letter of intent with a national nonprofit to provide free daycare for households below four times the federal poverty level.	Direct
1272	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	p. 12	Childcare	Required	The development was required to include childcare facilities for residents and employees.	Direct
1366	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	1:48:05–1:49:01	On-site health services	Proposed / committed	PCHA added an on-site health clinic and framed the building as a way to welcome former residents home.	Direct
1391	2026 Disposition	ID 53 — Freedom Communities 2026 Proposal	pp. 2–3	Grocery, culture and creative facilities	Proposed / committed	Freedom proposed a grocery store, retail, cultural space, sound labs and writers' labs as neighborhood-serving amenities.	Direct
1555	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	\$6.1.1, pp. 27–29	Community-benefit investments	Binding / program commitment	The Intentional Equity Commitment assigned funding to housing, engagement, entrepreneurship, workforce, education, and cultural purposes serving the broader community.	Direct
1556	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	Schedules II–III (PDF pp. 92, 96–97)	Named community facilities and programs	Target program and minimum requirements	Schedule II sets the target program; Schedule III sets minimum requirements with deadlines. Minimums include a fresh-food/produce retailer of at least 10,000 gross square feet by 2045 and education use of at least 2,500 gross square feet by 2035, subject to applicable delay provisions. These do not establish early delivery of every target amenity.	Direct

Development intensity / urban form

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1014	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 5	Distinctive character & local identity	Identified / raised	Stakeholders prioritized creating a distinctive, iconic destination that preserves local character, supports small/local businesses, and avoids a generic large-corporate retail environment.	Characterized
1029	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 6	Central Avenue visual cohesion	Identified / raised	Business associations prioritized visually unifying Central Avenue from the bay to the causeway through coordinated architecture and landscaping, creating a cohesive sense of place rather than piecemeal development.	Characterized
1038	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	pp. 7-8	Local identity & distinctive character	Identified / raised	Business associations emphasized preserving St. Petersburg's distinctive, creative, independent character rather than creating a generic or "cookie-cutter" redevelopment.	Characterized
1042	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Human-scale urban form	Identified / raised	Business associations favored an intimate, small-scale environment with significant green space and a "small town feel," rather than overwhelming or overly large-scale development.	Characterized
1047	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	pp. 7-8	Community-centric character	Identified / raised	Business associations described St. Petersburg's community-oriented, locally driven, youthful and independent character as something redevelopment should preserve and reinforce.	Characterized
1055	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Continuity with surrounding growth	Identified / raised	Participants prioritized redevelopment that continues the growth and vitality of Downtown, the EDGE District, South St. Petersburg, and the Warehouse District while improving surrounding infrastructure.	Characterized
1088	2016–18 Planning	ID 36 — HKS 2017 Stadium Scenario	p. 4	Mixed-use redevelopment & city reconnection	Recommended	HKS proposed a new ballpark and mixed-use ancillary development to replace surface parking, reconnecting portions of the city separated by stadium parking lots.	Direct
1113	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 4	Mixed-use redevelopment & city reconnection	Recommended	HKS proposed a no-stadium mixed-use district that replaces surface parking with office and multifamily buildings and reconnects pieces of the city.	Direct
1129	2016–18 Planning	ID 39 — HKS 2018 No-Stadium Master Plan	p. 34	Mixed-use district with local business, art & affordable housing	Recommended	HKS proposed a distinct mixed-use district with low-cost occupancy, affordable housing, neighborhood shops, artisan workshops, galleries, and permanent art installations.	Direct
1315	2020–21 RFP	ID 11 — Silver Hills 2021 Proposal	pp. 19–22	Residential density and walkability	Proposed / committed	Silver Hills emphasized residential density, walkability, durable historic-feeling materials and up to 10,000 square feet of retail.	Direct
1436	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal p. 55	Walkable urban design	Characterized	Nearly 90% of attendees reportedly considered pedestrian-friendly design and landscaping very important.	Characterized
1475	2008 RFP	ID 1 — 2008 City Council RFP Response Report	Slides 2, 5	Williams Quarter judged suburban and less integrated	Evaluation / comparative finding	Staff found Archstone and Hines consistent with City objectives, while describing Williams Quarter as residential-heavy and generally suburban with commercial and residential uses segregated.	Direct
1497	2020–21 RFP	ID 45 — 2019 Sustainability and Resiliency Guidance	pp. 2, 9–11	Compact mixed-use form	Recommended / analyzed	Compact mixed-use development is linked to transportation efficiency and resilient urban form.	Direct
1516	2008 RFP	ID 46 — 2008 Stadium Parking Study	pp. S-3, 3-6 - 3-10	Parking land-consumption tradeoff	Analytical implication	Surface parking requirements compete with compact mixed-use redevelopment and public-realm goals.	Direct
1544	2024 Agreements / 2025 Termination	ID 85 — 2024 Vesting Development Agreement	§§5–6, pp. 3–5; Exhibits B–C, pp. 16–17	Vested development program	Binding entitlement	The vesting agreement established regulatory entitlements and development parameters for the approved program.	Direct

Development program / land-use mix

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1214	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 18	Mixed-use program	Required	The desired program combined housing, retail, hotel/conference, office, recreation/open space, culture, education and research in a high-intensity mixed-use district.	Direct
1271	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	p. 12	Hotel, conference, research and higher education	Required	The principles specified conference space, a flagship hotel, research, innovation, and higher-education uses.	Direct
1326	2020–21 RFP	ID 6 — HR&A 2021 Shortlisted Proposals Review	p. 5	Scale and mix differences	Evaluation / comparative finding	Midtown proposed the largest total program; Sugar Hill the largest convention program; Unicorp the largest residential share; PTL had the longest buildout.	Direct
1416	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan pp. 17–20, 128	Industrial and residential redevelopment program	Proposed / committed	The plan was structured around nearly 21 acres of industrial sites and more than 11 acres of medium/high-density residential sites after public site preparation.	Direct
1434	2008 RFP	ID 3 — Hines West End 2008 Proposal	Proposal PDF pp. 54–55	Community preference for a mixed-use district	Characterized	Hines reports nearly 350 people attending the City forum, using individual surveys and group table exercises, and identifies retail, entertainment, residential, open space and cultural amenities as leading uses. Underlying submissions were unavailable for this review.	Characterized
1441	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objective 1	Intensive sustainable urban mixed use	Required	The City comparison matrix records a solicitation requirement for an intensive, sustainable, vibrant urban mixed-use community with a strong sense of place.	Direct
1453	2008 RFP	ID 2 — EcoVerde 2008 Proposal; ID 4 — 2008 City Proposal Comparison Matrix	City matrix pp. 1–2	High-intensity mixed-use program	Proposed / committed	EcoVerde proposed 2,690 homes, 1.126 million square feet of retail, 800,000 square feet of office and 600 hotel rooms organized around four mixed-use districts.	Direct
1460	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal pp. 16, 21–25	Lower-intensity mixed-use program	Proposed / committed	Hines proposed approximately 1,173 homes, about 855,000 square feet of retail, 200,000 square feet of office and a hotel within a walkable district.	Direct
1468	2008 RFP	ID 5 — Williams Quarter 2008 Proposal	proposal pp. 16, 20–27	Residential-dominant program	Proposed / committed	Williams Quarter proposed 4,000 rental homes, 360,000 square feet of retail, 125,000 square feet of office and 250 hotel rooms in its original response.	Direct
1545	2024 Agreements / 2025 Termination	ID 85 — 2024 Vesting Development Agreement	§5, pp. 3–4; Exhibits B–C, pp. 16–17	Mixed-use program	Binding entitlement	The vesting framework translated the mixed-use concept into development rights and regulatory terms.	Direct
1552	2024 Agreements / 2025 Termination	ID 89 — 2025 Termination Agenda Packet	Termination Agreement, pp. 1–2	No finding of programmatic deficiency	Analytical finding	The proposed termination instruments reviewed do not state a finding that the physical program or community-benefit package was deficient. The instruments do not provide a comprehensive account of the reasons for termination.	Direct

Stadium / sports role

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1056	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Stadium preference	Identified / raised	Participants were divided over whether the Rays should remain at the site permanently.	Characterized
1060	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 8	Multifunctional stadium	Identified / raised	Participants indicated that any stadium built on the site should function as a multifunctional, year-round facility.	Characterized
1145	2016–18 Planning	ID 38 — HKS 2018 No-Stadium Council Presentation	p. 16	No-ballpark land & parking release	Recommended	HKS identified the removal of the ballpark as freeing 15 acres, eliminating ballpark parking for 10,000 cars, and avoiding 1.5 million ballpark visitors in Scenario 2.	Direct
1217	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 13	Integration with Stadium Property	Required	The non-stadium development was required to connect and synergize with the Stadium Property.	Direct
1262	2023 Selection	ID 47 — 2023 Mayor Welch State of the City Transcript	54:20–54:35	Hines/Rays selected as partner	Selection rationale	Mayor Welch announced Hines/Rays as the City's selected development partner after staff, consultant and stakeholder review.	Direct
1263	2023 Selection	ID 48 — 2023 Mayor Welch State of the City Release	p. 1	Official master-developer announcement	Selection rationale	The City publicly announced Hines & Tampa Bay Rays as the selected master developer for the Historic Gas Plant redevelopment.	Corroborating
1327	2020–21 RFP	ID 6 — HR&A 2021 Shortlisted Proposals Review	p. 5	Midtown lacked explicit ballpark site plan	Evaluation / comparative finding	HR&A noted Midtown did not provide an explicit ballpark site plan, despite being the team later selected.	Direct
1395	2026 Disposition	ID 54 — Tampa Bay Boom 2026 Proposal	p. 3	Unified district and baseball ownership	Proposed / committed	The Boom proposed a sports-led district tied to acquisition of both the Historic Gas Plant site and the Tampa Bay Rays franchise under unified ownership.	Direct
1431	2008 RFP	ID 81 — 2007 Rays Waterfront Stadium Announcement	pp. 1–2	Tropicana redevelopment as stadium financing mechanism	Characterized	The proposed waterfront ballpark depended partly on transforming the 85-acre Tropicana Field site into a retail and residential district, with the Rays contributing \$150 million.	Direct
1511	2008 RFP	ID 42 — 2008 Rays Economic and Fiscal Impact Study	pp. 2–4, 7	Stadium economic rationale	Analytical claim	The study presented the stadium as an economic generator, while its estimates should be read as scenario-based evidence rather than contractual commitments.	Direct
1521	2023 Selection	ID 43 — 2023 Victus Rays Impact Study	pp. 25, 31–35	Stadium-linked district impacts	Modeled estimate	The study analyzes stadium and district activity together, requiring care when attributing impacts to either component.	Direct

Financial feasibility / public return

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1169	2022–23 RFP	ID 30 — 2022 RFP Release Feedback	Response row 8 (Dec. 15, 2022)	Public ownership & long-term lease revenue	Identified / raised	A participant argued that retaining public ownership and leasing the site would preserve long-term municipal revenue while supporting affordable housing.	Direct
1181	2022–23 RFP	ID 29 — 2023 Open House Feedback	Response submitted Jan. 23, 2023	Stadium public-investment concern	Identified / raised	A participant questioned whether public investment in a new stadium would provide sufficient community and economic return.	Direct
1253	2022–23 RFP	ID 17 — HR&A 2023 Proposal Evaluation	p. 59	Public funding and infrastructure uncertainty	Evaluation / comparative finding	HR&A identified unresolved financing assumptions and public-support exposure across proposals, including parking, infrastructure and subsidy needs.	Direct
1322	2020–21 RFP	ID 6 — HR&A 2021 Shortlisted Proposals Review	pp. 8–9	Net value and subsidy exposure	Evaluation / comparative finding	HR&A found Midtown produced the highest estimated net value to the City and limited its City request; Sugar Hill offered the highest land price but depended on \$837 million in public funding.	Direct
1334	2026 Disposition	ID 50 — 2026 Historic Gas Plant Disposition Notice	p. 1	Public-interest and CRA standard	Evaluation criterion	The notice reserved broad discretion to accept the proposal the City deemed in the public interest and furtherance of the Community Redevelopment Act.	Direct
1337	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	01:28:42–01:29:42	Transparency about public contribution	Identified / raised	A community-submitted question requested a full accounting of cash, land, infrastructure, abatements and other public support required by each proposal.	Direct
1349	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	1:29:57–1:30:36	\$120 million City infrastructure request	Proposed / committed	ARK stated that it sought approximately \$120 million from the City for infrastructure.	Direct
1351	2026 Disposition	ID 58 — ARK 2026 Evaluation – AEF; ID 65 — ARK 2026 Shortlist Form – TG; ID 66 — ARK 2026 Shortlist Form – BH	pp. 1–3	Scale versus public-cost and timing risk	Evaluation / comparative finding	Staff recommended shortlisting ARK because of its detailed, high-value economic program and community benefits, while flagging the \$120 million request, land valuation, late office delivery and a roughly 20-year buildout.	Direct
1356	2026 Disposition	ID 24 — Foundation Vision Partners 2026 Proposal	pp. 2, 7	Long-term land value through City control	Proposed / committed	FVP projected approximately \$510 million in land value by retaining City ownership and sequencing parcel dispositions rather than selling the site immediately.	Direct
1362	2026 Disposition	ID 67 — Foundation Vision Partners 2026 Shortlist Form – TG; ID 68 — Foundation Vision Partners 2026 Shortlist Form – BH	pp. 1–3	Potential value with City execution exposure	Evaluation / comparative finding	Staff credited FVP's projected land value and limited initial infrastructure investment, while noting that the City would act as developer and remain exposed to changing market conditions.	Direct
1377	2026 Disposition	ID 26 — The Burg Bid 2026 Proposal	p. 3	High land offer and limited public funding	Proposed / committed	The Burg offered approximately \$275 million for 58 acres and said it would avoid new public subsidy beyond existing CRA-supported infrastructure and Samuel Davis Park resources.	Direct
1379	2026 Disposition	ID 59 — The Burg 2026 Evaluation – AEF; ID 79 — The Burg 2026 Shortlist Form – TG; ID 80 — The Burg 2026 Shortlist Form – BH	pp. 1–3	High value and limited stated City exposure	Evaluation / comparative finding	Staff recommended The Burg, crediting its experienced team, approximately \$8.1 billion program and high land value while noting incomplete quantification of infrastructure and City support.	Direct
1388	2026 Disposition	ID 52 — Logical Sites 2026 Proposal	p. 8	Unspecified debt, equity and incentives	Proposed / committed	Logical Sites described a conventional debt, equity and public-incentive stack but did not provide a detailed capital plan.	Direct
1396	2026 Disposition	ID 54 — Tampa Bay Boom 2026 Proposal	pp. 7–8, 23	Private capital and limited public exposure	Proposed / committed	The Boom emphasized private capital and limited public financial exposure, but did not provide a fully specified acquisition or infrastructure plan.	Direct
1401	2026 Disposition	ID 57 — 2026 City Staff Proposal Comparison	comparison matrix	Different land and public-investment structures	Evaluation / comparative finding	Staff compared ARK's \$120 million request, FVP's City-led infrastructure model and projected \$510 million land value, The Burg's high land offer and PCHA's one-dollar parcel request.	Direct
1415	1979 Urban Renewal	ID 0 — 1979 Gas Plant Redevelopment Plan	plan p. 160, Table 30	Projected income, taxable value and fiscal surplus	Proposed / committed	The plan projected \$5.63 million in direct and indirect salaries to the local economy, \$11.02 million in increased taxable land value and a \$68,962 annual municipal net surplus.	Direct
1459	2008 RFP	ID 2 — EcoVerde 2008 Proposal	City matrix p. 27	\$65 million fee-simple offer	Evaluation / comparative finding	Staff described EcoVerde's revised \$65 million fee-simple offer as competitive but noted that it excluded stadium demolition and environmental remediation costs.	Direct
1473	2008 RFP	ID 5 — Williams Quarter 2008 Proposal	City matrix p. 27	Late \$67.6 million offer with guarantee gaps	Evaluation / comparative finding	Staff credited a post-deadline \$61.1 million land offer plus \$6.5 million for demolition, but noted absent payment guarantees, reverter terms and remediation responsibility.	Direct
1474	2008 RFP	ID 1 — 2008 City Council RFP Response Report	Slides 3–6	Capacity and program quality drove shortlist recommendation	Selection rationale	The administration recommended negotiating with Archstone–Madison and Hines after emphasizing developer capacity, financial capability, mixed-use intensity, urban design and open-space quality.	Direct
1479	2008 RFP	ID 82 — 2008 Focus on the Trop, Too Editorial	N/A (Article)	Long-term public interest over highest land price	Identified / raised	The editorial argued that disposition should maximize the City's long-term economic interest rather than simply the immediate bid or stadium-financing proceeds.	Direct
1484	2016–18 Planning	ID 31 — 2016 Suncoast Dome Rehabilitation Order	pp. 1–3	Environmental due diligence	Implementation consideration	Residual environmental conditions may affect phasing, cost, risk allocation and transaction documentation.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1503	2020–21 RFP	ID 44 — 2020 Duke Energy Site Readiness Assessment	Slides 20–22	Site due diligence and perceived environmental risk	Assessment finding	Monitoring wells, excavation areas, and existing utility lines could affect configuration, cost, schedule, and transaction risk and therefore required proactive due diligence. The wells and excavation areas should not be a huge obstacle, but conversion to residential use may trigger new remediation requirements.	Direct
1504	2020–21 RFP	ID 44 — 2020 Duke Energy Site Readiness Assessment	Slides 33–34	Flexible long-term master planning	Assessment finding	The assessment recommended a clear long-term vision that could adapt to market change while coordinating employment, housing, and institutional partnerships.	Direct
1510	2008 RFP	ID 42 — 2008 Rays Economic and Fiscal Impact Study	pp. 2–7	Fiscal impact assumptions	Modeled estimate	Projected public revenues depend on assumptions about attendance, spending, substitution, and the geographic area measured.	Direct
1519	2023 Selection	ID 43 — 2023 Victus Rays Impact Study	pp. 2, 8–11, 25	Model scope and assumptions	Modeled estimate	The analysis defines assumptions around project scope, timing, and spending that are used in its economic and fiscal estimates.	Direct
1520	2023 Selection	ID 43 — 2023 Victus Rays Impact Study	pp. 30, 32–35	Projected fiscal results	Modeled estimate	The report projected public-revenue effects under its stated assumptions; the results are modeled outcomes rather than guaranteed receipts.	Direct
1548	2024 Agreements / 2025 Termination	ID 95 — 2024 Stadium Development and Funding Agreement	July 2024 packet, PDF pp. 613–617, 623; §§3.3, 3.6	Financing and bond-sale conditions	Contract condition in Council-approval text	The stadium agreement in the July 18, 2024 approval packet sets financing, design and bond-sale conditions and automatic-termination triggers. This FINAL approval copy is the source used here; its unsigned signature pages do not independently establish execution. The July 2025 memo separately records the actual March 31 termination.	Direct
1549	2024 Agreements / 2025 Termination	ID 89 — 2025 Termination Agenda Packet	July 2025 packet, PDF p. 78	Recorded automatic termination date	Outcome / delivery finding	The July 2025 staff memorandum states that the stadium agreement and associated documents automatically terminated March 31, 2025. The cited passage does not separately enumerate which financing or bond-sale conditions failed or were unwaived.	Direct
1553	2024 Agreements / 2025 Termination	ID 90 — March 2025 St. Pete Rising Delay Article	Article	Post-hurricane context	Context	Contemporaneous reporting linked the missed milestones to hurricane damage, delay, and financing uncertainty; this is context rather than the formal legal basis for termination.	Direct

Community engagement / governance

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1024	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 6	Youth participation	Identified / raised	Community leaders called for intentional youth engagement, including youth mapping and meaningful participation of children in the planning process.	Characterized
1025	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 6	Demographic analysis	Identified / raised	Community leaders recommended studying community demographics and demographic trends to inform redevelopment planning.	Characterized
1031	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 7	Cross-district collaboration	Identified / raised	EDGE District representatives emphasized partnerships and collaboration between their existing community and activity occurring at the Tropicana Field site.	Characterized
1071	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Education / engagement	Identified / raised	Participants suggested incorporating an educational component or theme into redevelopment.	Characterized
1206	2022–23 RFP	ID 18 — 2022 Historic Gas Plant RFP	p. 13	Ongoing stakeholder outreach	Required	The developer was required to implement strong outreach and seek input from all community stakeholders.	Direct
1240	2022–23 RFP	ID 22 — Sugar Hill 2022 Proposal	p. 104	Ongoing dialogue and adaptive planning	Proposed / committed	Sugar Hill treated community dialogue as an ongoing process and proposed a framework for open-ended engagement as conditions and desires evolve.	Direct
1245	2022–23 RFP	ID 21 — Restoration Associates 2022 Proposal	p. 136	Monthly public hearings	Proposed / committed	The team proposed monthly public hearings for three years to reach locally affected parties.	Direct
1260	2023 Selection	ID 47 — 2023 Mayor Welch State of the City Transcript	Transcript p. 8, 52:44–52:59; corroborated by source 48, PDF p. 2	Scale and channels of input	Characterized	Mayor Welch reported more than 2,000 residents and stakeholders participating through community conversations, emails and online comments, with faith, business and community organizations also contributing. This describes the broader process, not the 138-row feedback export or a verified count of unique participants.	Characterized
1264	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	pp. 11–12	Community-informed public-private collaboration	Required	The City stated that extensive public discussions about community desires produced 21 guiding principles for redevelopment.	Direct
1270	2020–21 RFP	ID 7 — 2020 Tropicana Field RFP	pp. 12, 14	Strong outreach and public input in design	Required	The developer was required to conduct strong stakeholder outreach, and the design plan had to include public input and City approval.	Direct
1328	2020–21 RFP	ID 49 — 2021 Midtown Selection Announcement	p. 1	Inclusive, community-driven process	Selection rationale	Mayor Kriseman said the selection followed more than five years of engagement, visioning and master planning and that the public must remain central.	Direct
1332	2020–21 RFP	ID 49 — 2021 Midtown Selection Announcement	p. 1	Co-created vision with PCUL	Selection rationale	PCUL said Midtown asked the organization to build the redevelopment vision with the team rather than presenting a preset plan.	Direct
1336	2026 Disposition	ID 55 — 2026 Historic Gas Plant Open House Transcript	Transcript p. 3, 00:05:10–00:05:33	Additional feedback before selection	Announced engagement process	At the April 30 open house, the mayor announced a further 30-day period for resident feedback before selection, followed by review of qualifying proposals. This is separate from the alternative-proposal submission period mentioned in the opening. The later selection announcement specifies that only The Burg enters CBA/CBAC review.	Direct
1354	2026 Disposition	ID 24 — Foundation Vision Partners 2026 Proposal	pp. 6, 18	Co-created master plan before parcel awards	Proposed / committed	FVP proposed continuous co-creation of the master plan and block-by-block implementation with City and community decision-making.	Direct
1360	2026 Disposition	ID 67 — Foundation Vision Partners 2026 Shortlist Form – TG; ID 68 — Foundation Vision Partners 2026 Shortlist Form – BH	pp. 1–3	City control with market exposure	Evaluation / comparative finding	Staff recommended shortlisting FVP's City-controlled, phased-development approach while identifying the City's developer role and exposure to changing market conditions.	Direct
1375	2026 Disposition	ID 26 — The Burg Bid 2026 Proposal	p. 19	Independent Visionary Panel	Proposed / committed	The Burg proposed an independent, unpaid Visionary Panel meeting every 90 days and an accountability task force.	Direct
1383	2026 Disposition	ID 51 — Reparations Land Trust 2026 Proposal	p. 4	Elected precinct representation	Proposed / committed	The authority would use elected precinct representatives and hold 24 public meetings each year.	Direct
1404	2026 Disposition	ID 56 — 2026 Preferred Proposal Selection Announcement	p. 1	Community feedback guided final choice	Selection rationale	The City said public comment, evaluation meetings and site visits informed the selection of PCHA and The Burg Bid.	Direct
1451	2008 RFP	ID 4 — 2008 City Proposal Comparison Matrix	objective 49	Ongoing community outreach	Required	The City comparison matrix identifies an ongoing operations program that included community outreach.	Direct
1467	2008 RFP	ID 3 — Hines West End 2008 Proposal	proposal pp. 54–61	Public-response framing and implementation partnerships	Proposed / committed	Hines linked its plan to the January public forum and proposed community partnerships for training, recruiting, historic interpretation and local-business participation.	Direct
1471	2008 RFP	ID 5 — Williams Quarter 2008 Proposal	City matrix pp. 24–26	Continual public-input meetings proposed later	Proposed / committed	Williams Quarter proposed continual inclusive public meetings to determine community-wide interests and neighborhood interfaces.	Direct

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1487	2020–21 RFP	ID 41 — 2020 Bloomberg-Harvard Strategy Presentation	Slides 8–10, 14, 16–17	Community-centered implementation	Proposed / analyzed	The strategy treated sustained community involvement as part of implementation rather than a one-time planning activity.	Direct
1522	2024 Agreements / 2025 Termination	ID 83 — 2023 CBAC Revised CBA Term Sheet	pp. 1–4	CBAC recommendations	Recommended	The CBAC recorded recommendations and votes on proposed community-benefit terms before final agreement execution.	Direct
1537	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§6.3; PDF p. 37	Annual community-benefit reporting	Binding process commitment	The annual community-benefit report must present objective compliance measurements and data to City Council and the Community Benefits Advisory Council Standing Committee, including compliance with substitute obligations.	Direct
1538	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§14.2; PDF p. 66	Semiannual project-status reporting	Binding process commitment	The developer must submit project-status reports to the City in January and July, addressing infrastructure work, vertical development, anticipated schedules and the other required status information.	Direct
1539	2024 Agreements / 2025 Termination	ID 84 — 2024 Historic Gas Plant Redevelopment Agreement	§19.29; PDF p. 85	Two public town halls each year	Binding process commitment	Two public town halls or community conversations are required per calendar year until all Minimum Development Requirements are satisfied, with at least four months between meetings. This is not an indefinite twice-yearly obligation.	Direct

Public trust / accountability

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1022	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 6	Community trust & accountable planning	Identified / raised	Community leaders identified public trust as a major concern, emphasizing practical planning, clear goals, accountability for mistakes, meaningful incorporation of community feedback, and avoiding repetition of past harms.	Characterized
1064	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 9	Unfulfilled prior commitments	Identified / raised	Participants called for revisiting and incorporating goals promised but not delivered during the prior redevelopment, particularly sustainable job creation.	Characterized
1387	2026 Disposition	ID 52 — Logical Sites 2026 Proposal	pp. 5–6	Fairness and transparency challenge	Identified / raised	Logical Sites argued that the alternative-proposal process lacked clear criteria and appeared predisposed toward the unsolicited ARK submission.	Direct
1559	2024 Agreements / 2025 Termination	ID 89 — 2025 Termination Agenda Packet	Staff memorandum, pp. 2–3	Transparent closeout of failed implementation	Public accountability	The staff memorandum publicly describes the termination sequence and proposes closeout documents. It records automatic termination on March 31; it does not by itself prove the later Council vote or identify every failed financing condition.	Direct

Public safety / comfort

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1087	2016–18 Planning	ID 40 — HKS 2016 Public Outreach Summary	p. 10	Safe & comfortable environment	Identified / raised	Teen participants wanted to feel safe and comfortable while at the Tropicana site.	Characterized
1498	2020–21 RFP	ID 45 — 2019 Sustainability and Resiliency Guidance	pp. 37–41, 44–45	Heat and environmental comfort	Recommended / analyzed	Shade, landscape, and green infrastructure can mitigate heat exposure while promoting public comfort.	Direct

Other / emerging

ID	PERIOD	SOURCE DOCUMENT(S)	PAGE	SUBTHEME	FUNCTION	EVIDENCE / FINDING	STRENGTH
1176	2022–23 RFP	ID 30 — 2022 RFP Release Feedback	Response submitted Aug. 27, 2022	Language access in engagement	Identified / raised	A Spanish-speaking participant asked for future engagement opportunities that accommodate Spanish-speaking community members.	Direct
1182	2022–23 RFP	ID 29 — 2023 Open House Feedback	Response submitted Jan. 23, 2023	Community-centered planning & accountability	Identified / raised	A participant criticized a proposal as stadium-first and insufficiently community-centered, expressing concern that non-stadium benefits would be deferred.	Direct