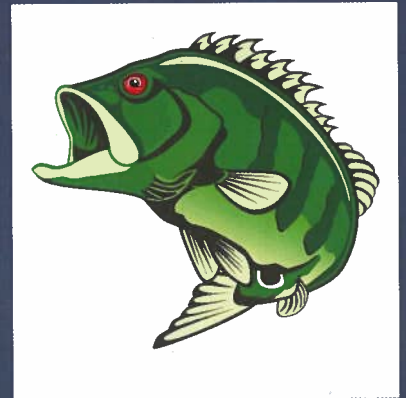
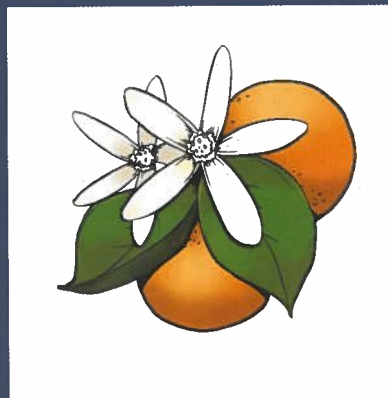


YOUR COMMUNITY YOUR VOICE

CITY OF CLEWISTON  
MAIN STREET  
**REVITALIZATION**  
PLAN

*America's Sweetest Town*



MAY 31, 2016

# THE NEED



Main streets serve prominent and important roles within communities. In many ways, healthy main streets represent healthy communities. They are the core of the community and the traditional center for social, cultural, and economic activity for their communities. The Clewiston core, particularly along US 27, is in need of a coordinated effort to improve the desirability and physical attractiveness of the area.

## EXISTING WEAKNESSES

### Lack of a Cohesive Attractive Appearance Along US 27 and in the Downtown Area

- Lack of Landscaping/Streetscaping
- Unsightly Signage
- Deteriorated and Vacant Buildings
- Parking Issues
- Undesirable Building Colors
- Lack of Amenities
- Shopping Opportunities are Limited
- Shallow Blocks Along US 27



# RETAIL DEMAND & DEMOGRAPHICS

## SUMMARY OF THE RETAIL DEMAND AND DEMOGRAPHIC STUDY FINDINGS

### Findings






<p><b>Strategic Location</b></p>	<p>Located halfway in between West Palm Beach and Fort Myers, Clewiston sees over 25,000 vehicles pass through its downtown on a daily basis.</p>
<p><b>Over 60,000 SF of Retail Demand</b></p>	<p>Within a 5-mile radius of Downtown Clewiston, our model indicates approximately 63,000 square feet of potential retail demand, with the strongest demand in the following categories: Food and Beverage Stores, Clothing and Accessories Stores and Entertainment/Electronics/ Appliances.</p>
<p><b>Downtown Area Needs Redevelopment</b></p>	<p>Currently the downtown area is limited to small retailers with limited amounts of parking, according to local residents. The sidewalks are not uniformly maintained and the landscaping is minimal.</p>

### Strengths vs. Weaknesses

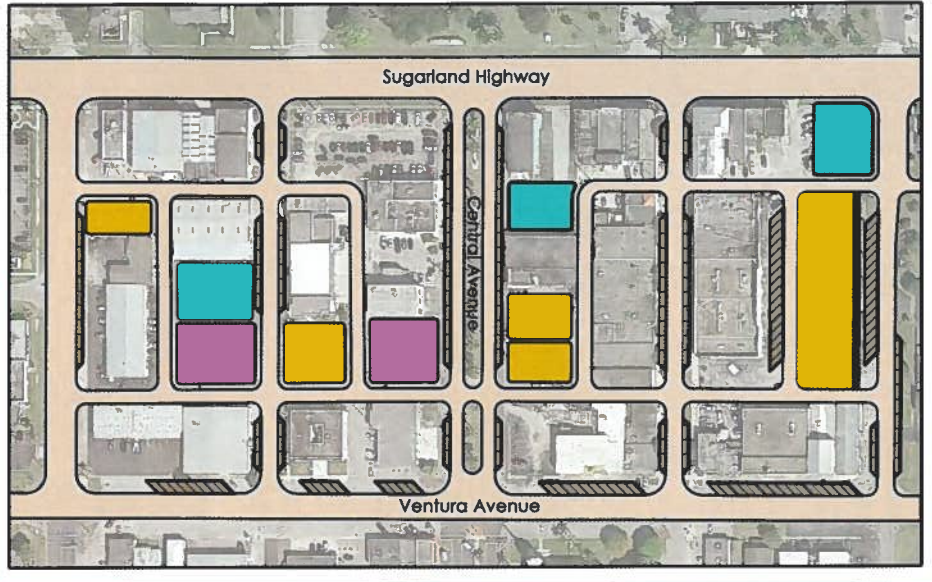
Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Located along US 27, Clewiston's commercial corridor provides good access for individuals traveling from one coast to another.</li> <li>• Lack of current available retail in Clewiston and neighboring cities.</li> <li>• Specific new retail could add employment to the area.</li> <li>• Local community is supportive of enhancements to downtown Clewiston.</li> </ul>	<ul style="list-style-type: none"> <li>• Slow population growth.</li> <li>• Some national retailers may hesitate to open a store in Clewiston, due to local economic and demographic characteristics.</li> <li>• No vacant accessible parcel for big box store on US 27, unless it is further west in Clewiston, which is generally less desirable.</li> <li>• Local residents complain of a shortage of parking in the downtown area.</li> </ul>



# PARKING ALTERNATIVES

-  Existing City R.O.W.
-  Existing on-street parking
-  Existing City parking lots
-  Existing private/public parking lots
-  Potential parking (vacant lots)

**Downtown Clewiston**  
Central Business District  
Current Parking Options



## STUDENT THOUGHTS

Hi I'm Fran Naysia Jackson in Mrs. Kirsstein's 5th grade class and here's what I think will help to improve Clewiston, FL. In my opinion I feel that we need something people come to see like the Statue of Liberty, The Eiffel Tower, and the Sphinx. Clewiston might be a pitstop along the way to a real vacation but I want to make Clewiston a place where people come to go on vacation. It would be good for tourist and it makes money for the government.

I would like to see palm trees along the sidewalk fresh paint on store's and more beautiful restaurants and well paved roads and cool store's.

