

BLDC

BERMUDA LAND DEVELOPMENT COMPANY LIMITED

WELCOME

Southside, St. David's
Community Development
Public Meeting

PUBLIC MEETING | APRIL 27, 2017



BERMUDA LAND DEVELOPMENT COMPANY LIMITED

OUR MANDATE

The BLDC will manage Southside, Tudor Hill, Daniel's Head and a portion of Morgan's Point in a manner that reintegrates these properties into Bermuda's social and economic fabric and increases employment opportunities for present and future generations of Bermudians.

EXISTING CONDITIONS | THE SITE

TOPOGRAPHIC MAP



BERMUDA ZONING MAP



Space and Woodland Reserve, Coastal Reserve, recreationally zoned land and residences.

AERIAL IMAGE



Site in plan view displays extents of proposed site area and its proximity to surrounding land uses, as well as section line A - A'.

SITE SECTION | A - A'



Render illustrates the steep, undulating topography on site, with its connection to St. David's Road and Clearwater Middle School's football field.

EXISTING CONDITIONS | ADJACENCIES

St. David's Variety

The St. David's Variety is located across St. David's Road directly north of the proposed site. The gas station and convenience store that make up the St. David's Variety are fairly small and compact, but have a well-maintained interior and facade respectively. The gas station and variety store alike experience high vehicular and pedestrian traffic, proving that the St. David's Variety functions as one of the main services to the residents of the area.

Black Horse Tavern

Situated north-west of the site, Black Horse Tavern — although now inactive, was once a thriving dining experience in St. David's. It's reputation for being one of the best seafood restaurants in Bermuda attracted not only residents of St. David's, but locals island-wide. Since its closure, the area has suffered from an unprecedented loss of pedestrian flow, having a direct effect on site and other surrounding services. The Black Horse Tavern property has the potential for redevelopment; the views of the ocean, the space for parking, and direct correlation to the proposed site all add to the significance of this property.

East End Wharf

Based north-westerly in relation to the proposed site, the East End Wharf acts as the main dock on Burcher's point. Although not the only boat dock and marina in St. David's, the wharf experiences high volumes of boat traffic because of the refueling station and its adjacency to the St. David's Variety. Although set in an area with a scenic view, the wharf's appearance is visually obtrusive, often with boat and fishing paraphernalia left on the dock. Additionally, the narrow road leading up to the wharf — although unwelcome, functions as car and bike parking for boat users utilizing the dock.

Clearwater Middle School

The Clearwater Middle School occupies the position south-west of the proposed site, and it is enveloped by residential zones on each side. The school is home to 280 students, and acts as the only middle school in the east end of the island. The school property includes a netball court and football field, which converges with the bounds of the proposed site. When the school is operational, this area becomes an active hub for students.

Post Office

The former St. David's post office stands abandoned at the north point of the projective site with the St. David's gas station and variety store on its right and the old Black Horse Tavern to its left. The post office also has space for parking, now often used for overflow parking from the wharf.

Residences

The proposed site sits in the center of a major residential area.



St. David's Variety



Black Horse Tavern



East End Wharf



Post Office



Surrounding Residences

TOURISM | CONCEPT 1

PURPOSE

Connect and enhance all touristic activities / services with central hub.

TOURISM CONTEXT MAP

- 1 LF Wade International Airport
- 2 Carter House
- 3 Little Island BIG Adventures Geocoaching
- 4 Private Jet Center
- 5 Gold Point Archery
- 6 Fort Cunningham
- 7 Little Head Park
- 8 East End Wharf
- 9 Great Head Battery & Fort
- 10 St David's Lighthouse
- 11 Annie's Bay
- 12 Clearwater Beach
- 13 Cooper Island Nature Reserve
- 14 Nonsuch Island
- 15 Shipwreck Diving



GOALS & OBJECTIVES

Goals

Create environment that is welcoming, hospitable, and encourages revisits to St. David's

Provide a safe and accessible hub that can be utilized by all

Provide a transportation network that connects all tourism activities and services in the area

Objectives

- Introduce seating / gathering areas that promote integration between visitors of the site
- Establish an area that provides different dining, entertainment, and leisure activities for tourists and locals utilizing the center
- Add new tourism activities / services to enhance existing ones
- Any entries or access ways highly visible and open, allowing space to feel protected
- Pedestrian-scale lighting for visibility at all times of day
- Adhere to any accessibility guidelines / standards in order to cater to all potential site users
- Ensure various modes of transport are available and regularly scheduled for travelers to and from points of interest
- Provide shuttle services, cycle rentals, ferry boats and taxis in order to link travelers directly to tourism activities
- Ensure accessibility to other tourism activities that may be located elsewhere on the island

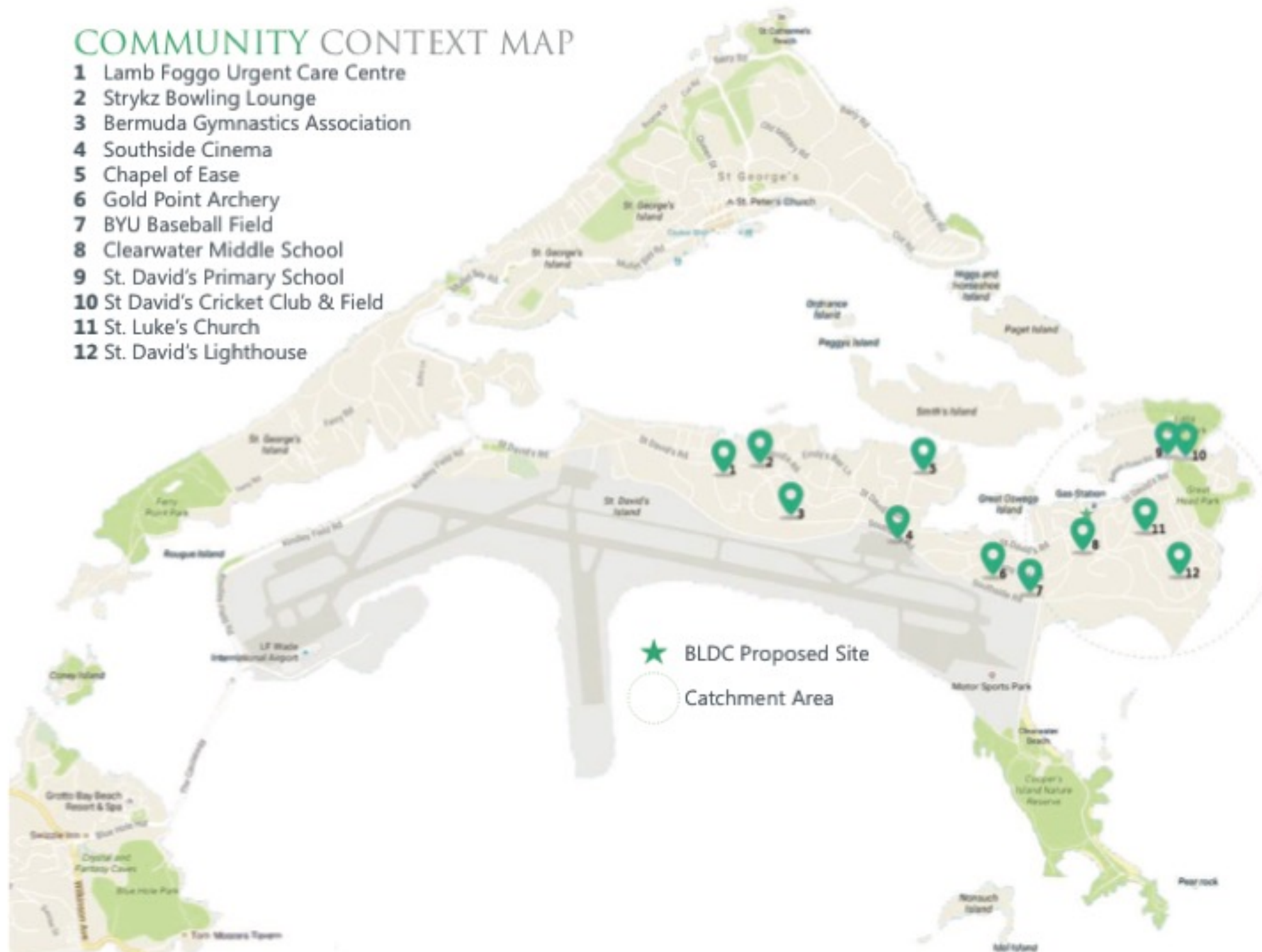
COMMUNITY | CONCEPT 2

PURPOSE

Create an atmosphere that introduces intimacy among residents.

COMMUNITY CONTEXT MAP

- 1 Lamb Foggo Urgent Care Centre
- 2 Strykz Bowling Lounge
- 3 Bermuda Gymnastics Association
- 4 Southside Cinema
- 5 Chapel of Ease
- 6 Gold Point Archery
- 7 BYU Baseball Field
- 8 Clearwater Middle School
- 9 St. David's Primary School
- 10 St David's Cricket Club & Field
- 11 St. Luke's Church
- 12 St. David's Lighthouse



GOALS & OBJECTIVES

Goals

Create environment that promotes a healthy and active lifestyle

Establish a social environment that promotes interaction and integration among residents

Add services that help make St. David's a completely family-oriented village area

Objectives

- Implement walking / biking trails through and around site area to encourage physical activity from residents
- Reduce time that residents spend in motor vehicles by creating comfortability to walk to different services (increased lighting, wider sidewalks, etc.); this will improve air and atmosphere quality
- Implement spaces and facilities that have multi-functionality and can be used for many activities and events
- Encourage walkability and activity with the creation of open spaces and sidewalks
- Provide childcare service (nursery) that helps to alleviate pressure of childcare services in St. George's or further, and caters to the needs of those families in St. David's
- Add all amenities that support a childcare facility and schools; open and safe play areas, parking, and a small grocery will all cater to this service

LOCAL | CONCEPT 3

PURPOSE

Implement a zone of local and commercial services to enhance the community.

LOCAL CONTEXT MAP

- 1 Amber Fisheries
- 2 V.I.P. Auto Services Ltd
- 3 Big Savings Zone
- 4 Pizza House
- 5 East End Wharf
- 6 Gas Station / Variety Store



GOALS & OBJECTIVES

Goals

Create a comfortable and accessible hub for local retail and commercial services

Enhance the community in a way that promotes economic activity and growth

Strengthen the appeal of existing services and activities in St. David's

Objectives

- Implement open spaces, comfortable seating (active and passive), public space, and green space so the proposed development is easy to navigate through
- Add more / new parking spaces to the area to cater to the demand of cars and bikes needed to facilitate services
- Offer a multitude of services that encourage spending and feed revenue into the area
- Create open spaces that host pop-up style events like farmer's markets, "harbor nights" style evenings, and concerts to encourage spending between the community and visitors
- Transform the "sporadic" look of services and activities, and transform these areas into attractive and complete retail nodes
- Update / upgrade any visually unappealing buildings and stores to create a more welcoming environment

HIERARCHY OF DEVELOPMENT | MAPPING & SUMMARY



PROPOSAL - SHOPPING CENTER



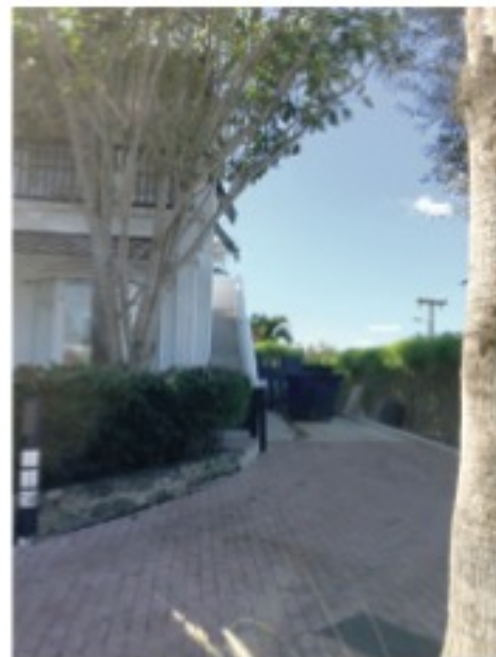
BERMUDA PRECEDENT: PAGET PLAZA - LOCAL CONVENIENCE AND SCALE



Paget Plaza offers convenient services to surrounding residents. The two story building is a similar relative proportion to the rock cut proposed for the St. David's site



Paget Plaza offers local services: Pharmacy, doctor's offices, Ice Queen, ATMs and a small retail. The signage and Plaza are visible from the road and parking is screened by attractive landscape plantings



Service and Maintenance Area



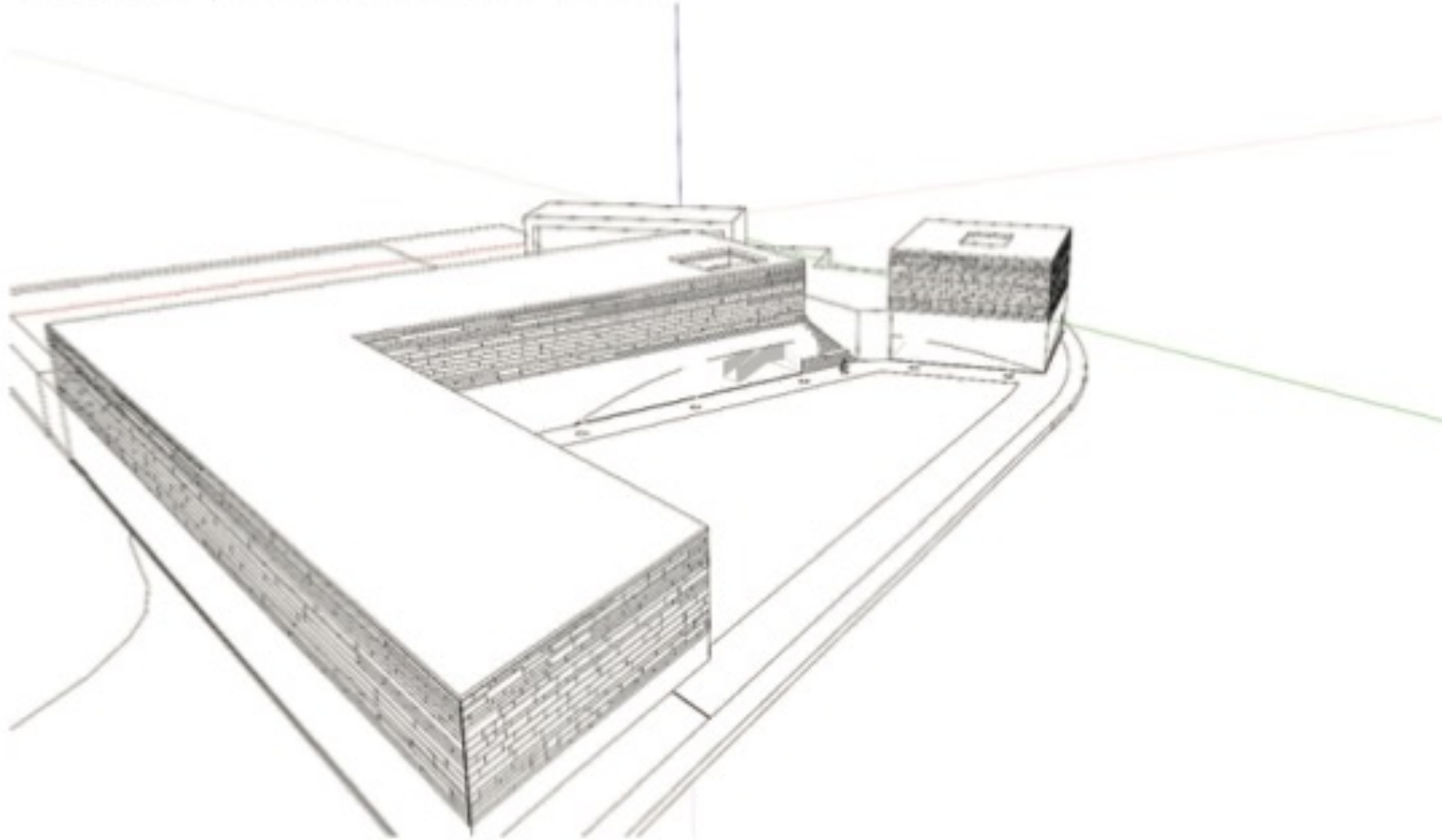
Pedestrian connection to surrounding neighbourhood



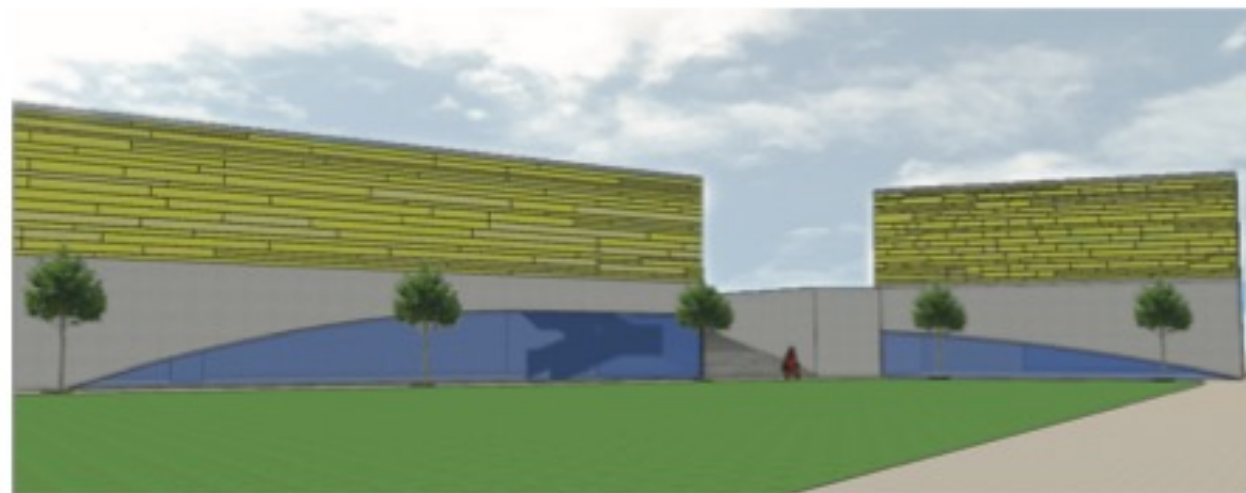
A local destination with convenient parking

PROPOSED MEMORIAL

PLAN A | PERSPECTIVE VIEW



EXTERIOR ELEVATION



The exterior is intended to be exciting and colorful. A vibrant mosaic of yellowish shiny tiles create the facade while glass within the undulating concrete walls bring transparency for passabysers.

MEMORIAL GARDEN

PLAN B | STUDENT CONCEPT -
LANDSCAPE ARCHITECT PERSPECTIVE VIEW



The idea is to create a safe, pedestrian-oriented space that helps promote walkability and connectivity in the St. David's area. The mixed-used commercial center caters to the needs of the residents, while establishing a vibrant public realm that enhances the existing community.



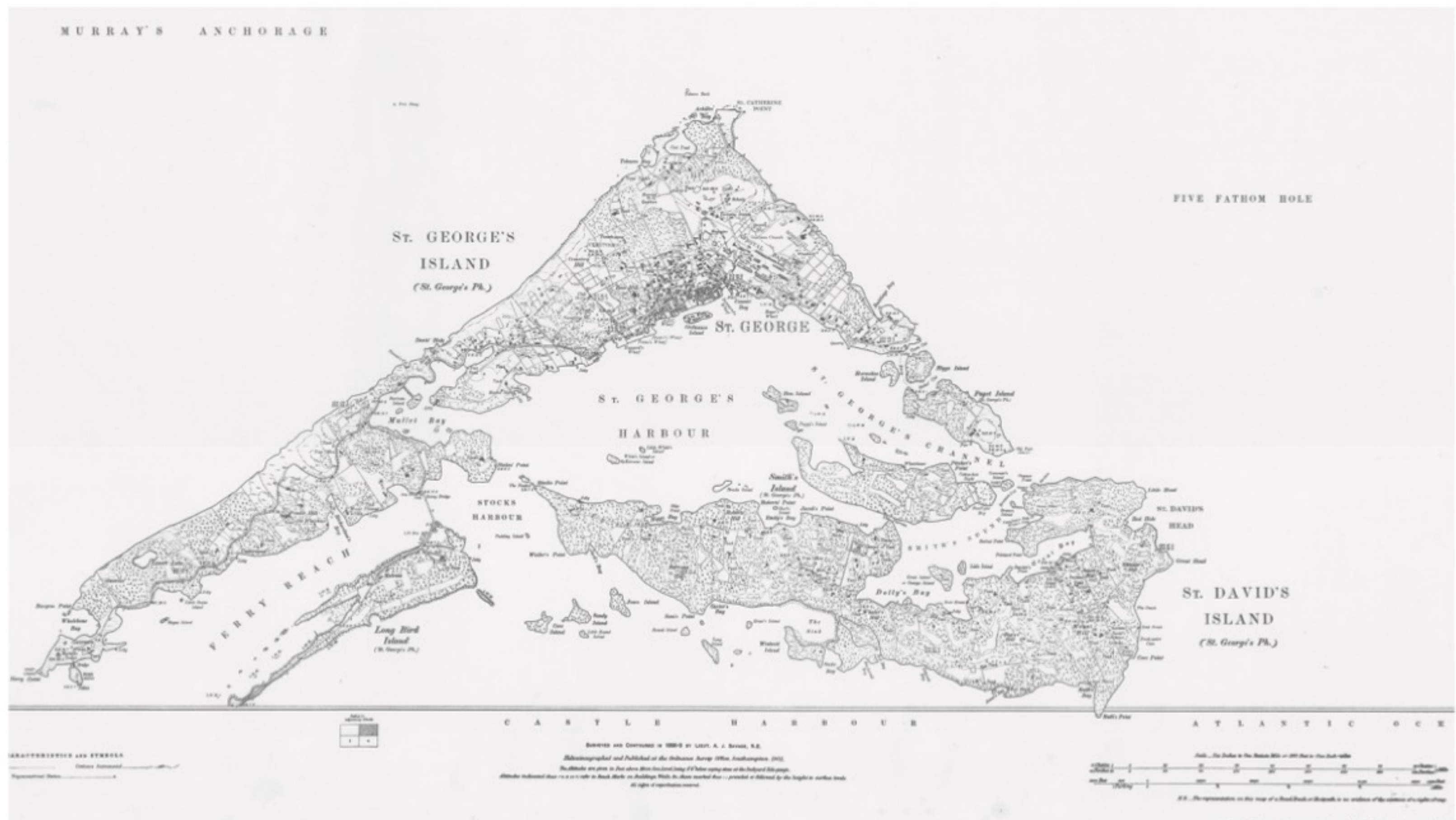
INTERNAL COURTYARD CAFE

Glass walls allows light and views from every angle.

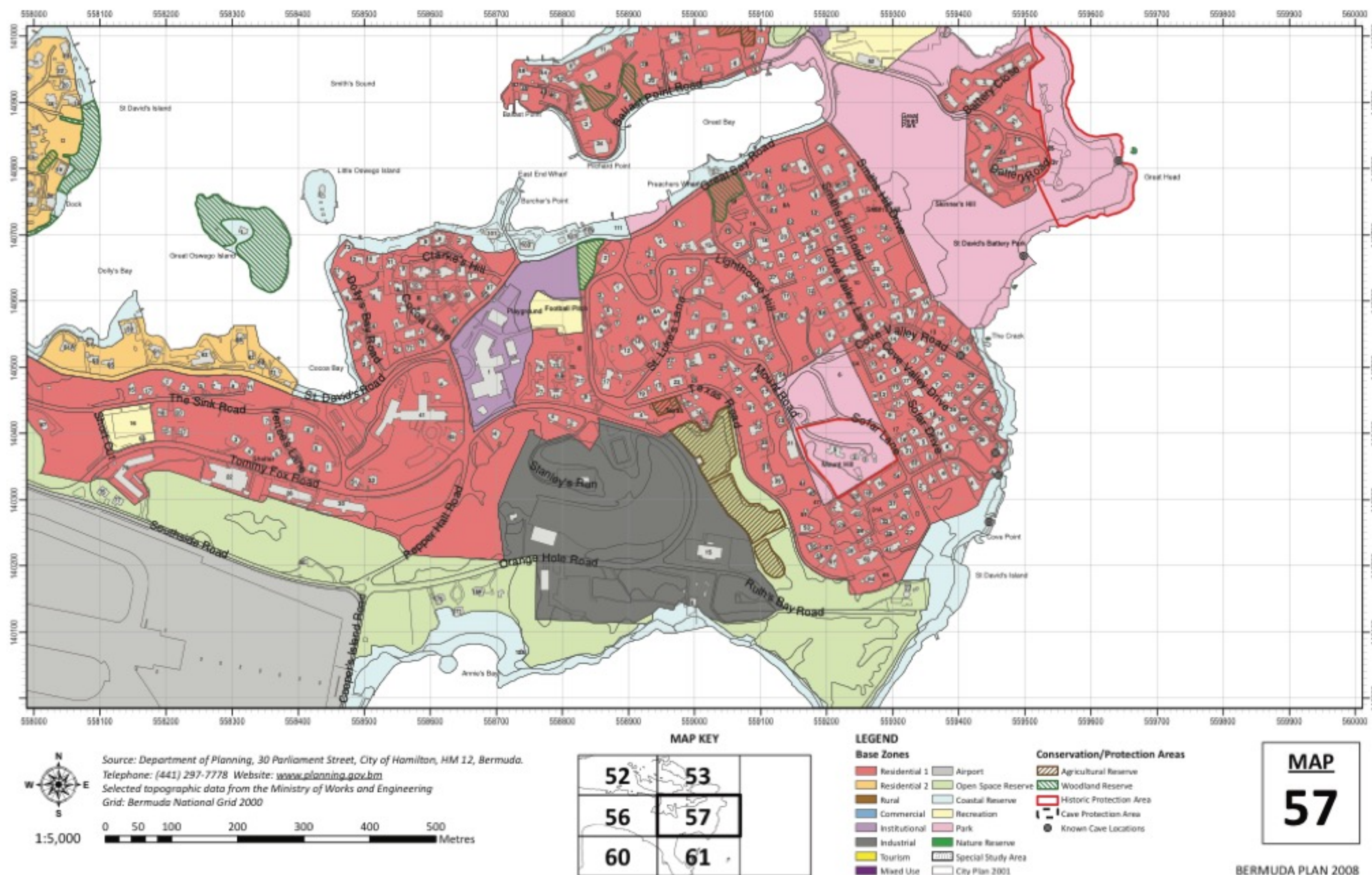
BERMUDA MEMORIAL EXAMPLES



APPENDIX A | 1901 BERMUDA SAVAGE SURVEY



APPENDIX B | BERMUDA 2008 ZONING MAP



CURRENT SOUTHSIDE TENANTS

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All Supplies,
Ltd.



AMIS
(under construction)



Beach Boys
Ltd.

Bermuda
Airport Authority



Bermuda
Pleasure Craft



Concorde
Construction



G & L
Trenching



Harbour View
Village
Condominium



Jerry
Whitecross



Mak Industries



Protel /
Fiberlite

Q.T.S.
Bermuda
Ltd.

Salt Whistle
Marine



Tri-Automotive



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LAND DEVELOPMENT OPPORTUNITIES

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SINK ROAD LOT (NORTH OF COTTAGE 513)
ACREAGE: Approx. 3 ZONE: Residential 1



ORANGE HOLE ROAD LOT
ACREAGE: Approx. 1 ZONE: Residential 1



**FORMER WHITE'S SUPERMARKET PARKING LOT
(PLUS VACANT LOT ACROSS)**
ACREAGE: Approx. 1 ZONE: Mixed Use



WESTCOTT ROAD LOT (WEST AREA)
ACREAGE: Approx. 2.51 ZONE: Residential 1



WESTCOTT ROAD LOT (EAST AREA)
ACREAGE: Approx. 2.27 ZONE: Residential 1



BUILDING 422
ACREAGE: Approx. 0.5 ZONE: Mixed Use

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SHIPS (MARGINAL) WHARF



ACREAGE: Approx. 16

ZONE: INDUSTRIAL / MIXED USE

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CURRENT LEASING OPPORTUNITIES

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Unit 10 A and Yard, 9 Waller's Point Road, St. George's DD 03



- Large open area
- Huge paved yard space
- Two roller doors
- Two front entryways
- Two storage docks
- Close to airport
- Close to beach
- Available April 1st, 2017

FOR RENT
at Southside, St. David's

Warehouse Unit with a nice sized yard
space
approximately 3,732 sq. ft.

Contact Roberta Tucker on 293-5712 for
more information



Unit 10B - Upper, 9 Waller's Point Road, St. George's DD 03



- Parking
- Entrance foyer
- Office area
- Loft area
- High ceiling
- Minutes from airport
- Minutes from beach
- Available April 1st, 2017

FOR RENT

UPPER WAREHOUSE SPACE
at Southside, St. David's
approximately 3,581 sq. ft.

Contact Roberta Tucker on 293-5712
for more information



Building 830, 8 Southside Road, St. George's DD 03



\$ 0.00
PER MONTH

- Close to beach
- Close to airport
- Great location
- Close to gym
-
-

Building 830

Great location for a direct restaurant
Measuring approximately 1,742 sq. ft.

Monthly Rental: \$800

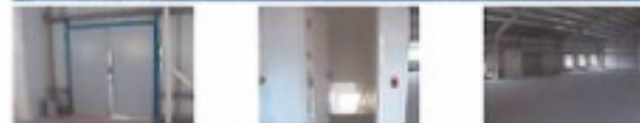
Yard Space: 180 @ \$1.50 per sq. ft.

Direct water meter charge: \$24.50 per month
Water usage: \$21.00 for every 1,000 gallons used

Sewage charge: \$25.00 per month
Great potential



Unit 13B - Upper Unit, 10 Waller's Point Road, St. George's DD 03



\$4,252.43
PER MONTH

- New premises
- Large open area
- Minutes from airport
- Parking at front of building
- Back yard access for loading
- Items Available immediately
- No elevator

UNIT 13B - UPPER UNIT

Approx. 3,581 sq. ft. @ \$1,200 per sq. ft.

Monthly Rental - \$3,581.00

Monthly Service Charge - \$671.43

Water and Sewage (optional)
Additional tenant charges include but are not limited to:
Build-out, Land Tax and Utilities



BERTH RENTALS, HIGGS BAY MARINA, SOUTHSIDE, ST. GEORGE'S DD 03



\$ 0.00
PER MONTH

- Water
- Power
- Gated
- Walk on berths

Higgs Bay Marina

Looking for a walk-on berth to rent?

Contact us at 293-5712

ask for

Roberta Tucker for more information

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SHARED BUSINESS OPPORTUNITIES

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CARPENTRY WORKSHOP (BLDG. CP11B)



SQ. FOOTAGE: Approx. 4,000 ZONE: Industrial

COMMUNITY THEATER / CINEMA (BLDG. 105)



SQ. FOOTAGE: Approx. 9,734 ZONE: Mixed Use

RACQUETBALL COURT (BLDG. 381)



ACREAGE: Approx. 0.04 ZONE: Mixed Use
NO. OF COURTS: 2

TENNIS COURTS



ACREAGE: Approx. 0.5 ZONE: Recreation
NO. OF COURTS: 2

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COMING SOON AT SOUTHSIDE

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CLEARWATER BEACH DEVELOPMENT

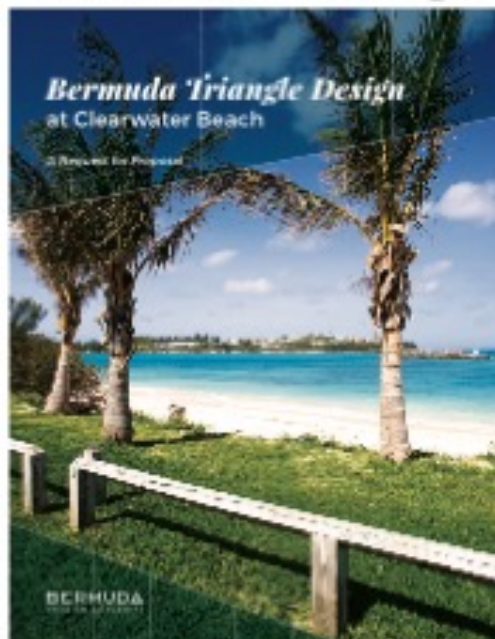
Public Restrooms & New Food Concession



WALKING TRAILS



BTA Bermuda Triangle Design Playground



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EVENT ADVERTISING OPPORTUNITY

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- Lamp post banners available for branding and event promotions
- SPECS: 1.8 feet x 4.9 feet, double-sided
- QUANTITY: 12 pairs
- Rates available on request



OTHER BLDC PROPERTIES FOR DEVELOPMENT OPPORTUNITIES

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DANIEL'S HEAD



ACREAGE: Approx. 17

ZONE: TOURISM / HOSPITALITY

MORGAN'S POINT



ACREAGE: Approx. 2.6

ZONE: INSTITUTIONAL

TUDOR HILL



ACREAGE: Approx. 25

ZONE: SPECIAL STUDY AREA

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