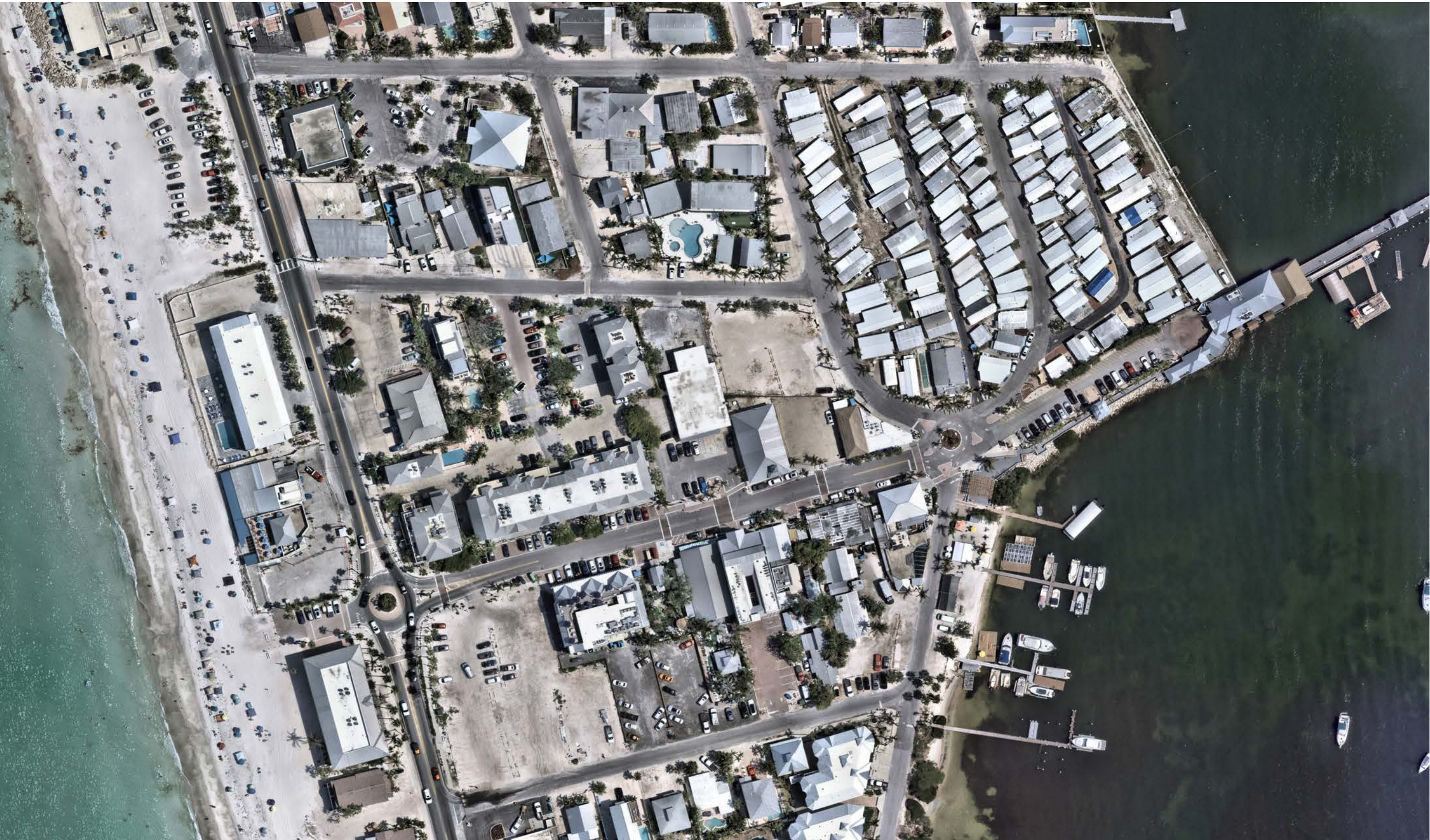


Bridge Street Pier District

BRADENTON BEACH, FL

Conceptual Design
08-06-2026



Architecture
Interiors + Planning

PCA

Site Context



Overall Project Goals



Create a Sense of Place and Community

Promote social interaction and a strong sense of belonging, integrated with the natural landscape. Create an extension of retail and public spaces along Bridge Street, culminating in a destination at the Pier

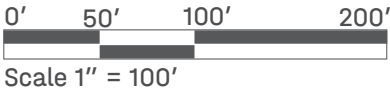
Inspired by the Natural Coastline

Building a sense of harmony between the built environment and the surrounding landscape. The building form, materials and massing are informed by characteristics of the coastal site to harmoniously blend contemporary architecture with natural beauty

Rooted in Place, Built for the Future

Grounded in its context and informed by historical character, while synthesizing these elements into a timeless, forward looking architectural expression.





Proposed Masterplan



Proposed Ground Floor Plan - Building D



Proposed Upper Floor Plan - Building D





Proposed Ground Floor Plan - Building A B C

Program

Building A:
+/- 10,000 SF Retail/Restaurant
Parking: 27 spaces on grade

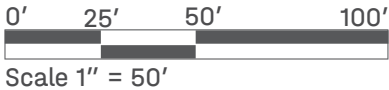
Building B:
+/- 12,560 SF Retail
177 Key Hotel
Parking: 200 spaces in garage (incl. 95 stackers), 27 spaces on street

Building C:
13 Condos
23 spaces (incl. 8 stackers)

Building D:
+/- 7,580 SF Retail/Restaurant
Parking: 74 spaces on grade

Parking Required by Zoning:
200 keys @ 1 per key + 10%: 220
Condos @ 2 per unit: 26
Retail @ 4 per 1,000sf: 120
Total: 366

Parking provided:
27 @ A
200 @ B
27 on street
23 @ C
74 @ D
Total: 351
*not including 15 existing spaces on Bridge St



Proposed vs. Existing Plan



1,815 SF of **added** city owned land

- Added city owned land
- Subtracted city owned land
- Unaltered city owned land

Proposed Level 2 Floor Plan - Building A B C



Proposed Level 3 Floor Plan - Building A B C

















Condo Looking North on Church Ave



New 'Historic Library Walk'



THANK YOU



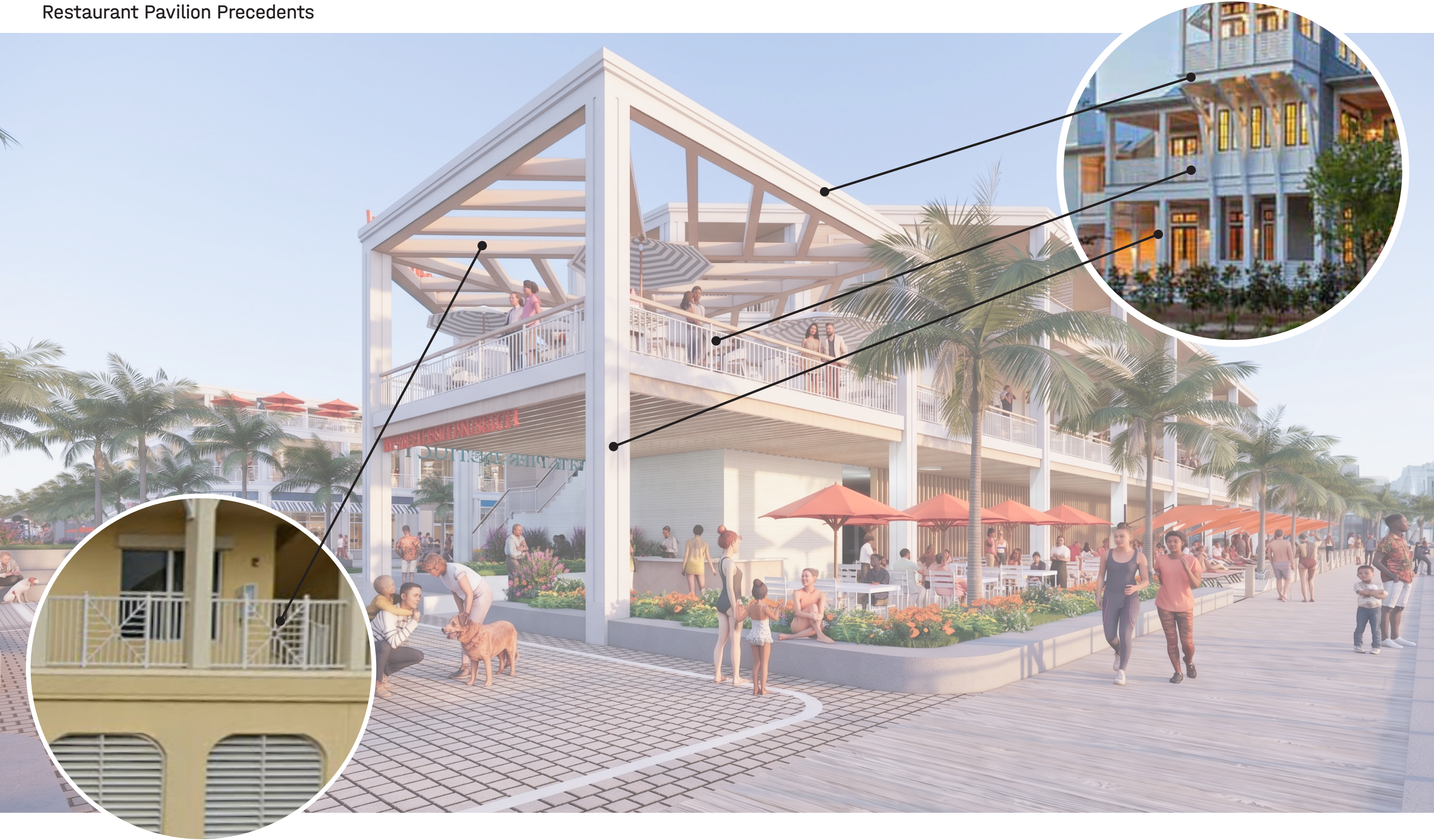
APPENDIX

Context Precedents – ‘Key West Victorian’

Intricate Woodwork including column detailing, gingerbread trim, decorative brackets, decorative railings
Wrap-around porches and open balconies on both ground and upper floors to provide shade and airflow

Materials often consisting of decay resistant wood with combination of siding and trim elements



























Existing Plan



27,252 SF **existing** city owned land
within shaded boundary

110,897 SF **existing** parcels

Proposed Plan



29,067 SF **proposed** city owned land
within shaded boundary

109,082 SF **proposed** parcels