



WEST RIVER

10.27.2015

EVENING AGENDA

COMMUNITY MEETING 2
TUESDAY, OCTOBER 27, 2015

6:00 PM WEST RIVER PLAN REVIEW

PART 1 | CHOICE NEIGHBORHOODS

PART 2 | WEST RIVER PLANNING & DESIGN

PART 3 | PROGRAM DEVELOPMENT OVERVIEW

PART 4 | INFRASTRUCTURE & TRANSPORTATION

NEXT STEPS

1.0 | CHOICE NEIGHBORHOODS

BACKGROUND

WHY?

- Research shows that the **most important factor** in determining **whether or not children will one day** make a **better living than their parents** is not the economic status of the family in which they are raised, but **whether or not they live in a high-poverty neighborhood**
- We can predict **health, economic, and educational outcomes of children** based on the zip code in which they are raised
- **7.9 million people live in areas of concentrated poverty.** Integrated Federal investment in these areas is urgent and vital

CNI CORE GOALS

- Complete a comprehensive neighborhood planning process resulting in a **TRANSFORMATION PLAN** and manage to that plan.
- The **TRANSFORMATION PLAN** must be a coordinated, comprehensive approach that includes:

Links to Education

Access to High-Quality Services

Green and Efficient Homes

Safe and Healthy Communities

**Substantive Community and Stakeholder
Input**

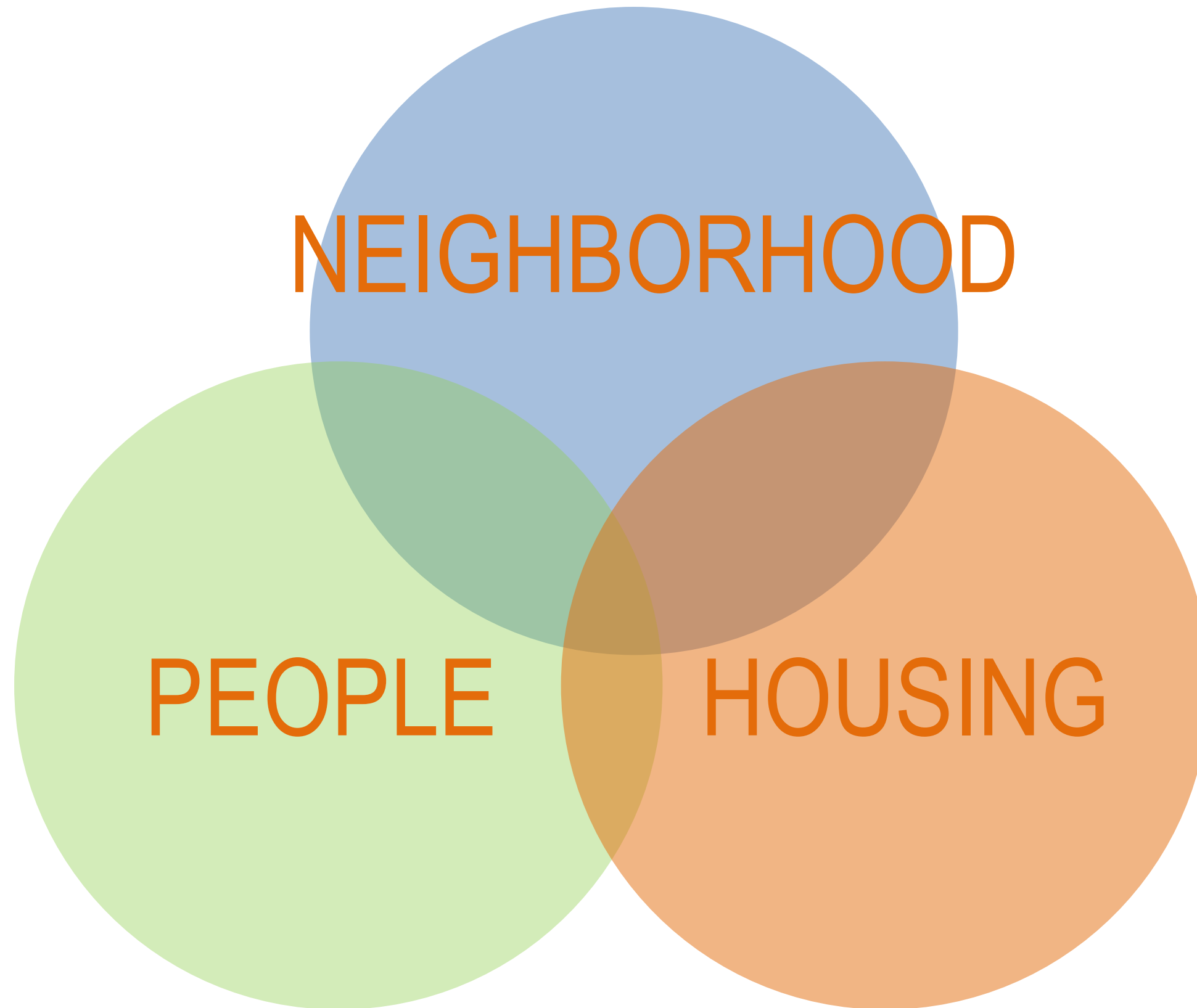
CNI CORE GOALS

CHOICE NEIGHBORHOODS employs a comprehensive approach to neighborhood transformation.

The ***program helps communities transform neighborhoods*** by revitalizing severely distressed public and/or assisted housing and investing and leveraging investments in well-functioning services, high quality public schools and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs.

CHOICE NEIGHBORHOODS **will ensure that current residents will be able to benefit from this transformation, by preserving affordable housing** or providing residents with the choice to move to affordable and accessible housing in another existing neighborhood of opportunity.

CNI CORE GOALS



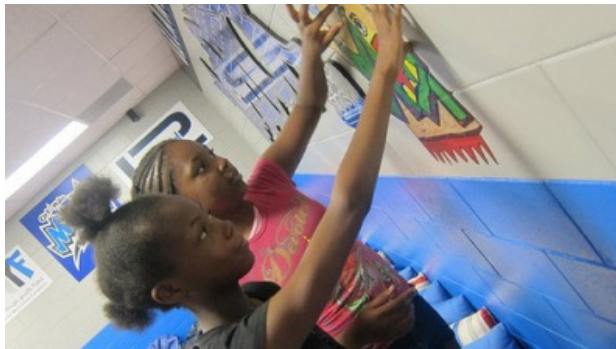
CNI CORE GOALS

PEOPLE PLAN: Support positive outcomes for families in the targeted development and neighborhood, particularly outcomes related to health, safety, employment, and education

NEIGHBORHOOD PLAN: Transform neighborhoods of poverty into viable, mixed-income neighborhoods with access to well-functioning services, schools and education programs, public assets, public transportation and improved access to jobs

HOUSING PLAN: Transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term

VISION . PEOPLE



VISION . PEOPLE

PEOPLE PLAN: Support positive outcomes for families in the targeted development and neighborhood, particularly outcomes related to health, safety, employment, and education

- **Support Positive Outcomes for ALL children and adults** in health and safety, employment, mobility, and education
- **High Quality Educational Opportunities** through early-learning programs, education supports and strong schools
- **Develop metrics and track outcomes** for relocating residents

VISION . PEOPLE

KEY PARTNERS In no particular order...

Hillsborough County Public
Tampa Community Foundation
Champions for Children
The Childrens Board
Westshore Alliance
Tampa International Airport
STANTEC
FEDEX
AMSkills
St. Joseph's Hospital
Florida Hospital
Tampa General Hospital
Hillsborough County Social
Services

Chamber of Commerce
HART
Tampa City Police (PAL)
STRAZ
Patel Conservatory
Tampa Prep School
Academy Prep Center of Tampa
West Tampa CDC
University of Tampa
University of South Florida
Hillsborough Community College
Boys & Girls Club
Tampa Bay Lightning
Yellow Jackets League
Others?

CNI CORE GOALS

NEIGHBORHOOD PLAN: Transform neighborhoods of poverty into viable, mixed-income neighborhoods with access to well-functioning services, schools and education programs, public assets, public transportation and improved access to jobs

- **Mixed-income Community**
- **Community Assets with long-term viability**
- **Access to places of work and high-quality services**
- **Improved access to jobs**
- **Safe and high-quality schools**
- **Park and recreational facilities**
- **Sustainable design (e.g. LEED)**
- **Community Involvement**

VISION . NEIGHBORHOOD

ABOUT PLACE



VISION . NEIGHBORHOOD

ABOUT CONTEXT: CITY PLANNING + ACCESS



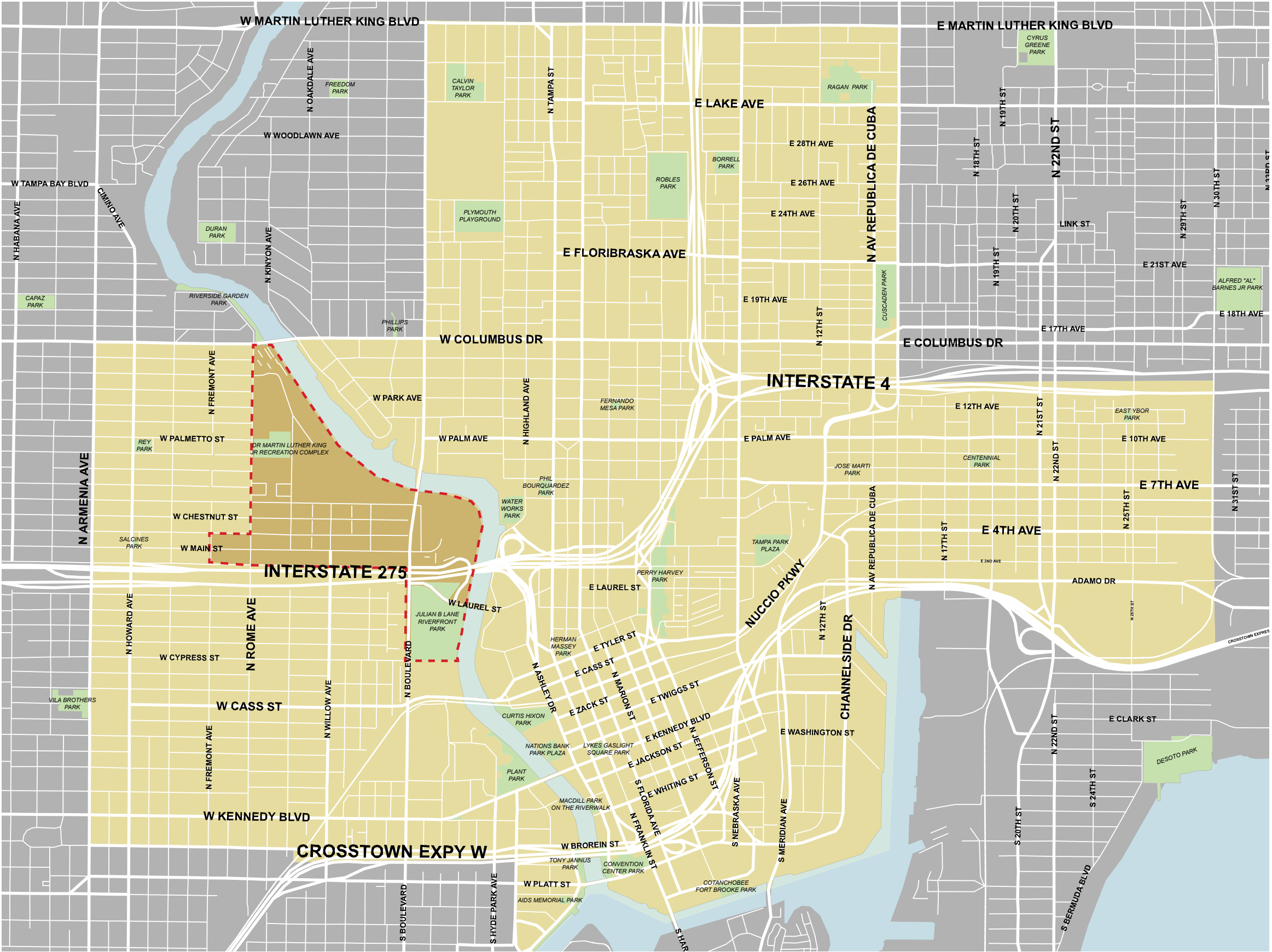
RIVER PLACES WEST RIVER TAMPA

We will nurture new River Places that enhance the activity along and access to the Hillsborough River and Garrison Channel, thereby extending the economic value of the waterfront into the Center City.



VISION . NEIGHBORHOOD

ABOUT CONNECTIVITY



VISION . NEIGHBORHOOD

ABOUT CONNECTIVITY



CNI CORE GOALS

HOUSING PLAN: Transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term

- **Mixed-income community**
- **Long-term physically and financially feasible**
- **Housing opportunities for returning tenants**
- **One-for-One replacement requirement**
- **Fair and accessible housing**
- **Energy-efficient, sustainable and connected**
- **Resident Involvement**

VISION . HOUSING

ONE FOR ONE REPLACEMENT: LAW OF THE LAND

- **Federal requirement that if a public housing unit is torn down it is replaced in proximity by another deep subsidy unit** – either public housing or Section 8 project based unit.
- Prior to 1996 was the law; from 1996 to 2009 was repealed; 2009 was passed into law again
- **THA has committed all 842 units demolished at North Boulevard Homes & Mary Bethune high rise will be replaced under one-for-one within West River planning area.**
- **THA is also making available additional Section 8 project based units to developers to expand long term affordable housing options further in West River.**

VISION . HOUSING

Units to be Demolished (all North Boulevard Homes & Bethune Tower)	(842)
Guaranteed Public Housing & Section 8 Deep Subsidy Units to be Rebuilt in West River	842
Market Rental Units Planned for West River (with offer of additional Section 8)	1,582
Townhome For-Sale Units Planned for West River	<u>84</u>
Total New West River Units (including 842 replacement units)	2,508

2.0 | WEST RIVER . PLANNING & DESIGN

BACKGROUND

AERIAL

EXISTING SITE

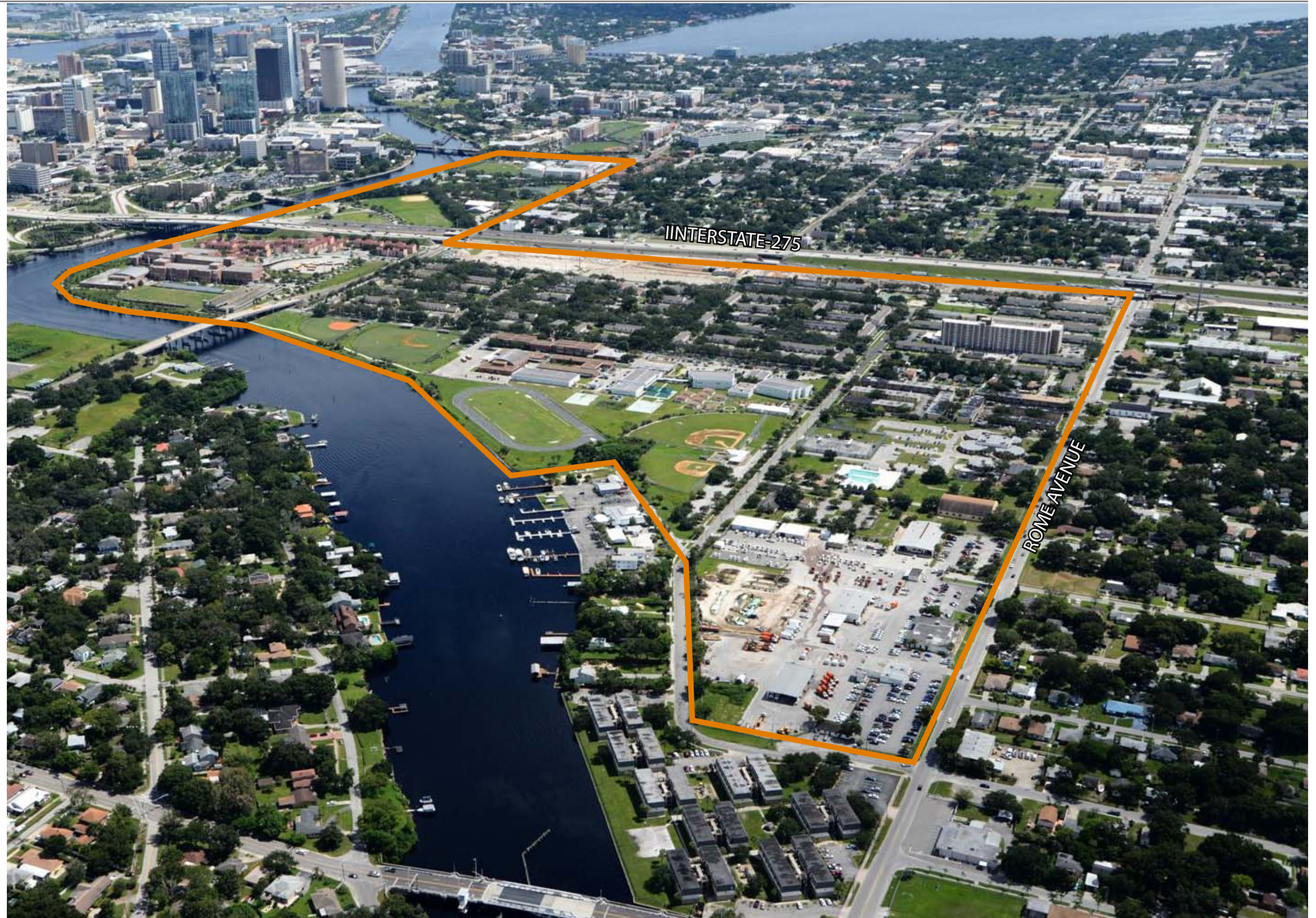


EXISTING SITE

GENERAL DATA:

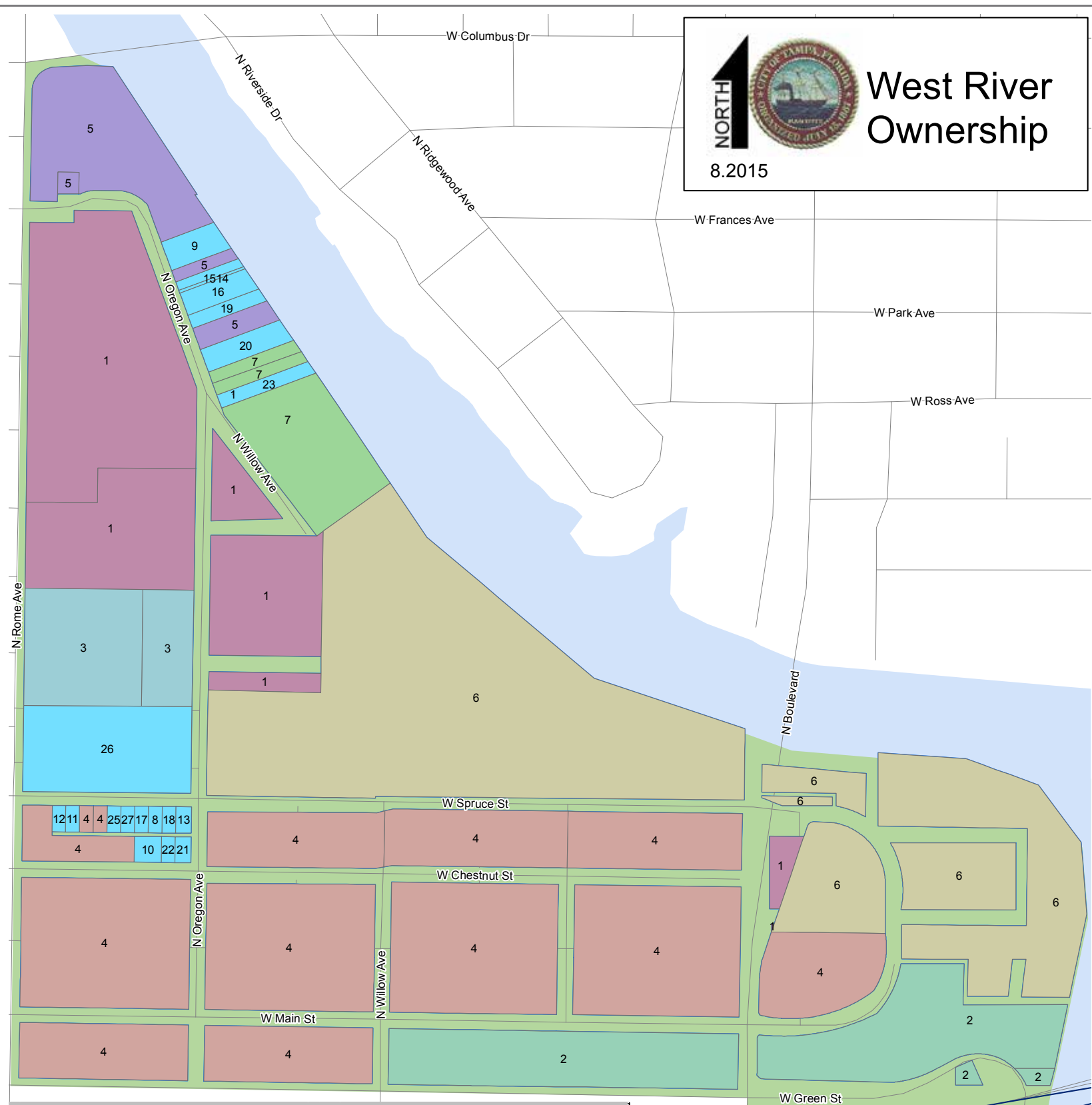
TOTAL CNI LAND AREA = +/- 150 AC
THA-owned Land = 44 AC
PH Units = 821 units

Built as early as 1941, THA-owned public housing sites are comprised of the Mary Bethune high rise (150 unit senior housing) and the 671 unit North Boulevard Homes community.



OWNERSHIP

PROPERTY OWNERSHIP WITHIN +/- 150 ACRE AREA



#	OWNER	#	OWNER
1	CITY OF TAMPA	5	ROME HOLDINGS LLC
1	CITY OF TAMPA	5	ROME HOLDINGS LLC
1	CITY OF TAMPA	6	SCHOOL BOARD OF HILLSBOROUGH COUNTY
1	CITY OF TAMPA	6	SCHOOL BOARD OF HILLSBOROUGH COUNTY
1	CITY OF TAMPA	6	SCHOOL BOARD OF HILLSBOROUGH COUNTY
1	CITY OF TAMPA	6	SCHOOL BOARD OF HILLSBOROUGH COUNTY
1	CITY OF TAMPA	6	SCHOOL BOARD OF HILLSBOROUGH COUNTY
1	CITY OF TAMPA	6	SCHOOL BOARD OF HILLSBOROUGH COUNTY
1	CITY OF TAMPA	6	SCHOOL BOARD OF HILLSBOROUGH COUNTY
1	CITY OF TAMPA	7	TAMPA MARINA AND YACHT CLUB INC
1	CITY OF TAMPA	7	TAMPA MARINA AND YACHT CLUB INC
2	DEPT OF TRANSPORTATION	7	TAMPA MARINA AND YACHT CLUB INC
2	DEPT OF TRANSPORTATION	8	BERNARD AND THERESA CLARK
2	DEPT OF TRANSPORTATION	9	BRIAN S AND MARY A CASTOR
2	DEPT OF TRANSPORTATION	10	CARIDAD ARENAS ET AL
2	DEPT OF TRANSPORTATION	11	CARLEE F HAYES ET AL
3	HILLSBOROUGH COUNTY	12	DEANO BUTTERWORTH
3	HILLSBOROUGH COUNTY	13	ESTATE OF ROBERTA PRESTON BYRD ET AL
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	14	EVLA TWO CO
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	15	FLORIDA REAL ESTATE TRUST LLC
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	16	HELEN P MIRABOLE AND ANDREW J MIRABOLE
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	17	HELEN STANBACK AND MARIE HOBLEY
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	18	HENRY TAYLOR AND ROSEMARIE STRIKER
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	19	JAIME & CAMELIA CASTILLO
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	20	JAIME & CAMELIA CASTILLO
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	21	LILLIAN C GARDNER
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	22	MARIE ST PIERE
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	23	RICKS ON THE RIVER
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	24	TAMPA PREPARATORY SCHOOL INC
4	HOUSING AUTHORITY OF THE CITY OF TAMPA	25	TANYA A STARKS
5	ROME HOLDINGS LLC	26	URBAN CORE HOLDINGS LLC
5	ROME HOLDINGS LLC	27	WEST FLORIDA WHOLESALE PROPERTIES IV LLC

MCCORMACK BARON SALAZAR PLAN



- RESIDENTIAL
- SENIOR HOUSING
- MIXED-USE/COMMERCIAL
- INSTITUTIONAL
- INSTITUTIONAL LAND/OPEN SPACE
- CNI BOUNDARY
- NEIGHBORHOOD BOUNDARY

Approximately 1,328 units within the CNI Boundary.
Approximately 1,519 units total.

CNI Alternative A

MCCORMACK BARON SALAZAR PLAN



- RESIDENTIAL
- SENIOR HOUSING
- MIXED-USE/COMMERCIAL
- INSTITUTIONAL
- INSTITUTIONAL LAND/OPEN SPACE
- CNI BOUNDARY
- NEIGHBORHOOD BOUNDARY

Approximately 1,403 units within the CNI Boundary.
Approximately 1,519 units total.

CNI Alternative B

2.0 | WEST RIVER . PLANNING & DESIGN

PLAN REFINEMENTS

PLAN GOALS & OBJECTIVES



PLAN REFINEMENTS

are being driven by:

1. The desire to create **more housing and a more connected urban riverfront environment**; and
2. The desire to create **better locations and siting for critical plan components** including:

- new senior housing closer to other housing;
- new grocery store and office uses;
- new neighborhood health services;
- new expanded MLK community center with better access, programming and facilities and a more welcoming frontage along Rome;
- improved physical and visual access to the riverfront; and
- enhanced outdoor open space and park amenities for seniors, families and children in the West Tampa community.

PLANNING & DESIGN



WEST RIVER DISTRICT USES:

Uses define everyday activity and life in a community. Today, a large part of the land uses in the West Tampa DISTRICT PLAN area are publicly owned and not available for general public use which has limited access and connectivity to the Hillsborough River.

WEST RIVER DISTRICT USES:

NEW & IMPROVED STREETSCAPES
SPRUCE & PINE STREETS

RIVERFRONT ACCESS:
PUBLIC OPEN SPACE
RIVERFRONT PARK
EXTENDING THE RIVERWALK

COMMUNITY SPACE:
NEIGHBORHOOD PARK + TOT LOTS
COMMUNITY GARDENS
PLAYFIELDS
MLK CENTER

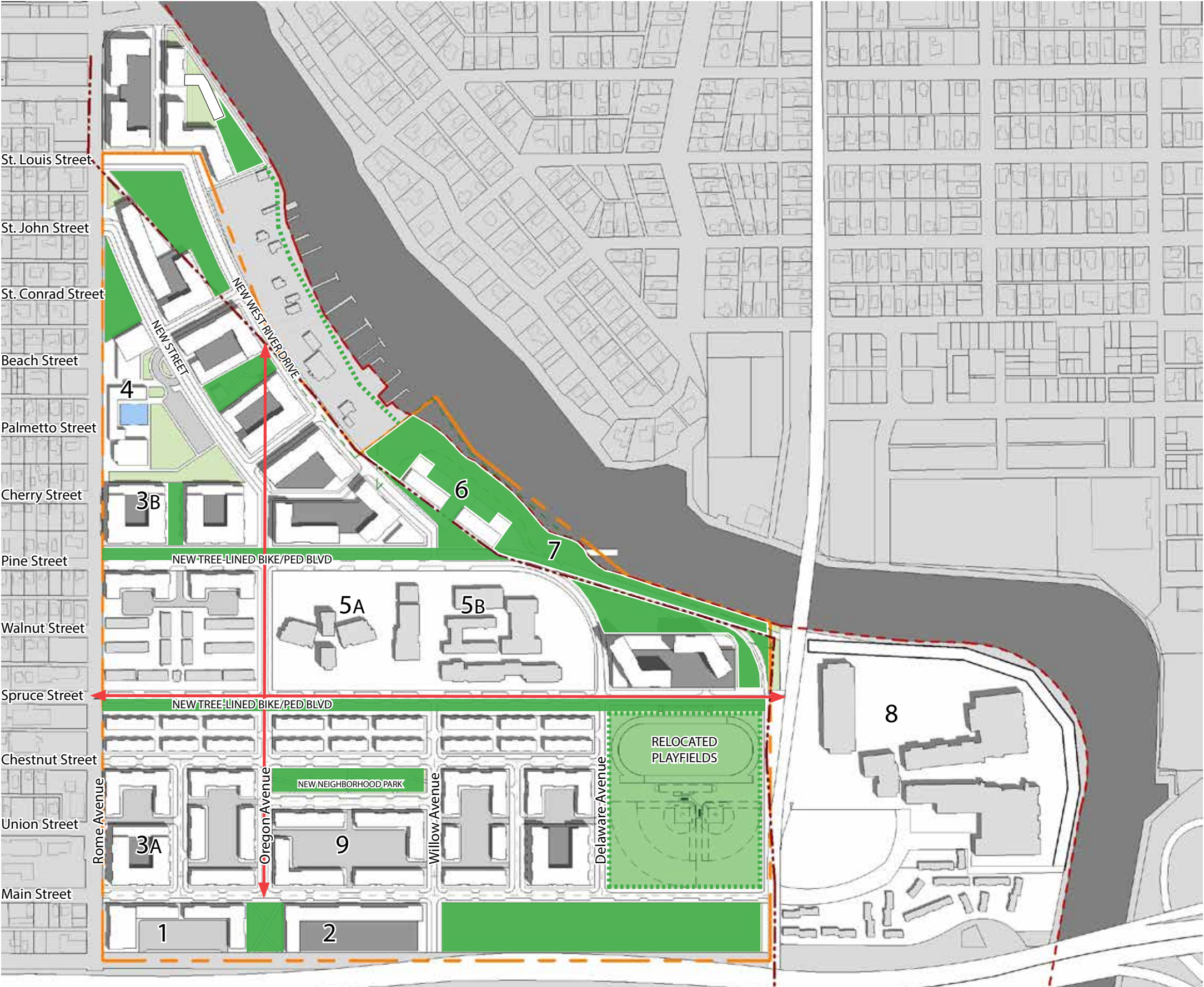
RESIDENTIAL:
SENIOR
MULTI-FAMILY
TOWNHOUSES

MIXED USE:
GROCERY
OFFICE
NEIGHBORHOOD RETAIL
RETAIL ON RIVERFRONT
COMMUNITY HEALTH

SCHOOLS

- 1 COMMERCIAL / GROCERY STORE
2 OFFICE (70K SF)
3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)
4 NEW COMMUNITY CTR (25K SF)
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY
5B STEWART MIDDLE
6 NEW MARKETPLACE
- 7 NEW WEST RIVERPARK
8 EXISTING BLAKE HIGH SCHOOL
9 MULTI-FAMILY (200-250 UNITS)

OPEN SPACE



WEST RIVER DISTRICT USES:

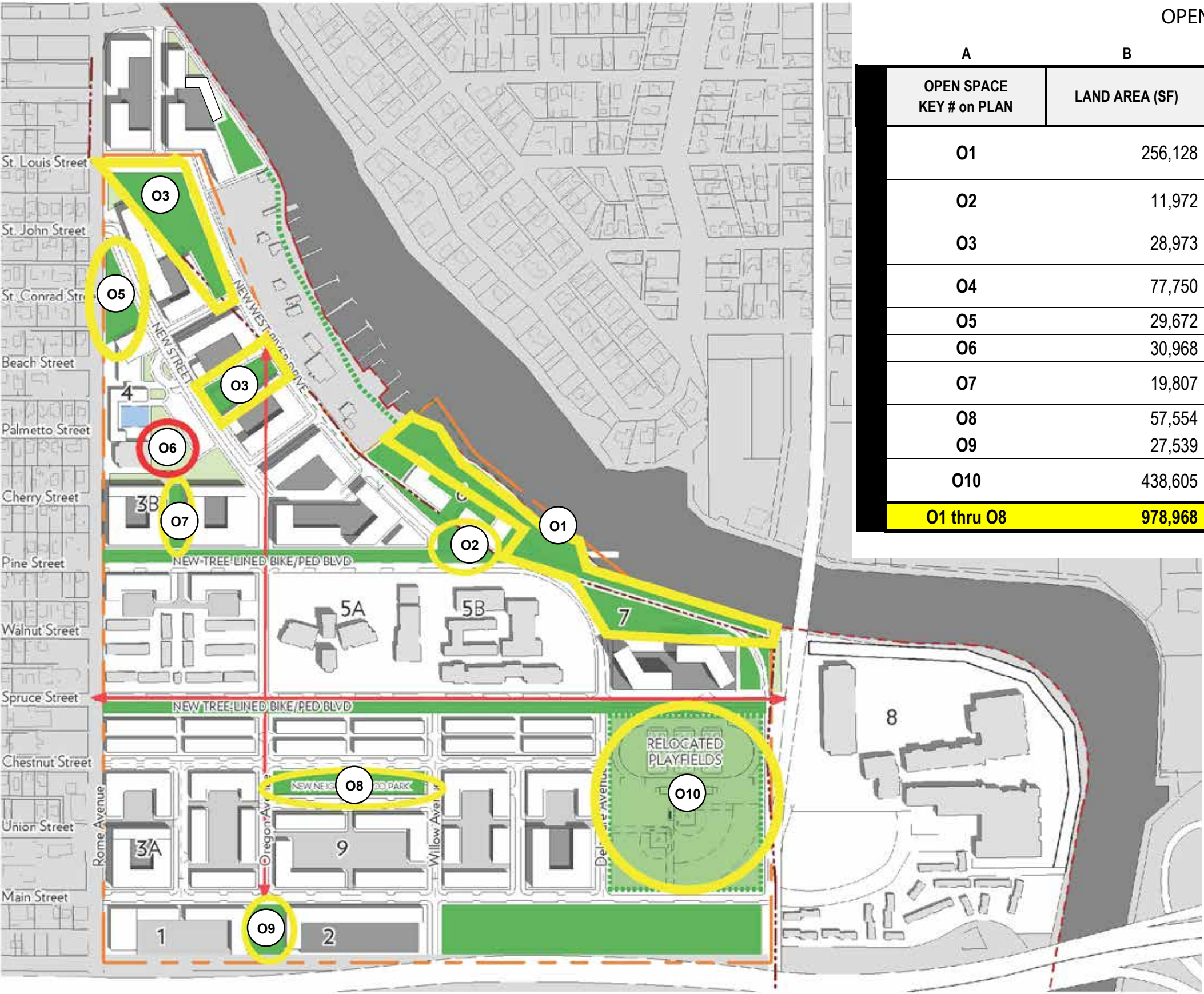
- 1 NEW & IMPROVED STREETSCAPES
SPRUCE & PINE STREETS
- 2 RIVERFRONT ACCESS:
PUBLIC OPEN SPACE
RIVERFRONT PARK
EXTENDING THE RIVERWALK
- 3 COMMUNITY SPACE:
NEIGHBORHOOD PARK + TOT LOTS
COMMUNITY GARDENS
PLAYFIELDS
MLK CENTER

RESIDENTIAL:
SENIOR
MULTI-FAMILY
TOWNHOUSES

MIXED USE:
GROCERY
OFFICE
NEIGHBORHOOD RETAIL
RETAIL ON RIVERFRONT
COMMUNITY HEALTH

SCHOOLS

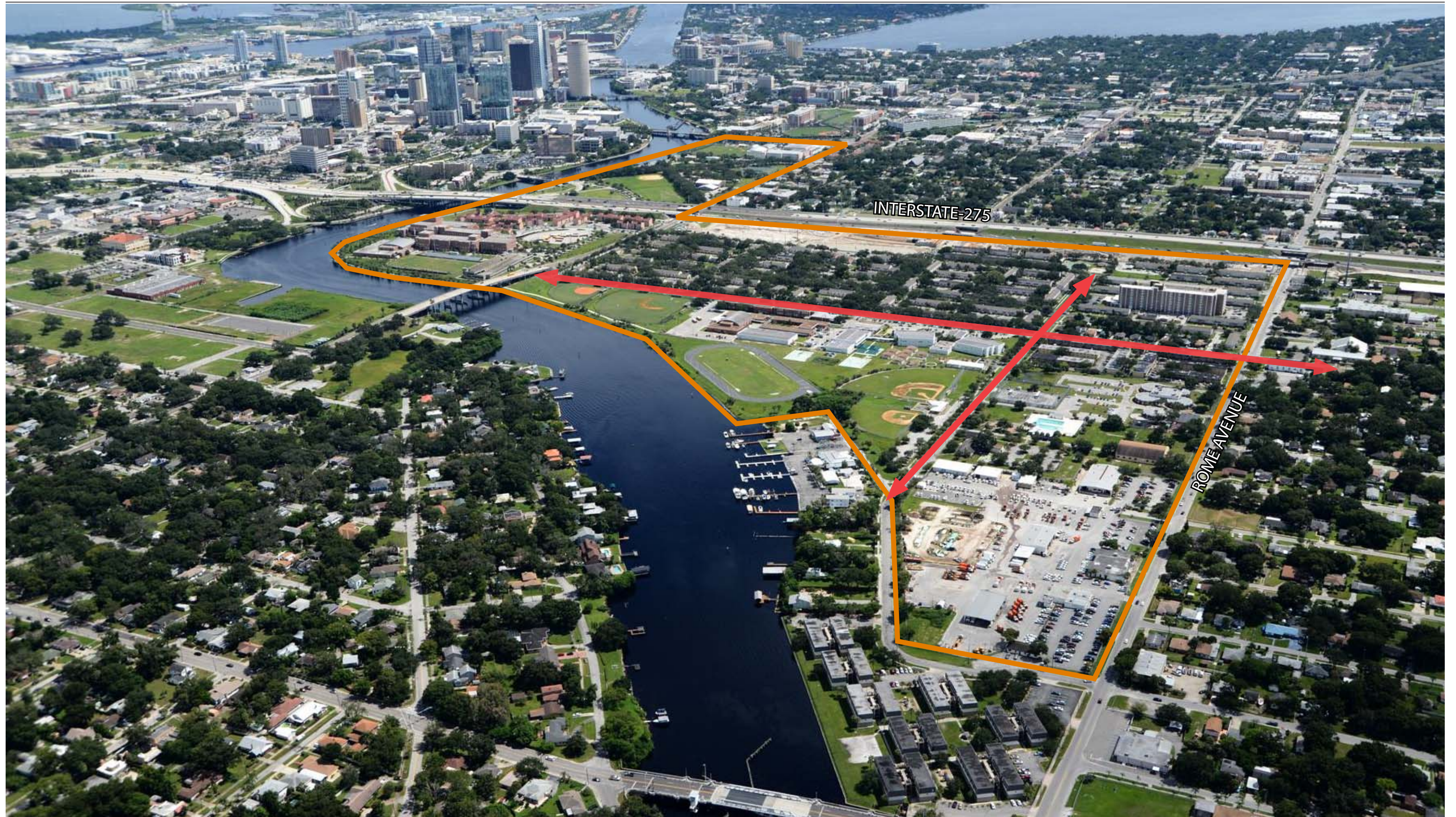
OPEN SPACE / OPC



OPEN SPACE LAND AREA FOR OPC CALCS

A	B	C	D
OPEN SPACE KEY # on PLAN	LAND AREA (SF)	LAND AREA (AC)	DESCRIPTION
O1	256,128	5.88	West Riverfront Park along Hillsborough River including extension of Riverwalk
O2	11,972	0.27	Plaza - West River Plaza at New West River Drive at Marketplace
O3	28,973	0.67	Plaza - West River Lawn between multi-family housing
O4	77,750	1.78	North West River Park Entry along New West River Drive at St Louis Street
O5	29,672	0.68	MLK Center Garden
O6	30,968	0.71	New Playscape (splashpad) at MLK Center
O7	19,807	0.45	Plaza - West River Lawn between senior & multi-family housing
O8	57,554	1.32	New Neighborhood Park at Chestnut
O9	27,539	0.63	Plaza - Retail / Office Pocket Park
O10	438,605	10.07	Relocated School Playfields with High School track, softball field and baseball field
O1 thru O8	978,968	22.47	

RIVERFRONT ACCESS



RIVERFRONT ACCESS



1. STREETSCAPES



1. STREETSCAPES



CONNECTIVITY

- 1 COMMERCIAL / GROCERY STORE

2 OFFICE (70K SF)

3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)

4 NEW COMMUNITY CENTER

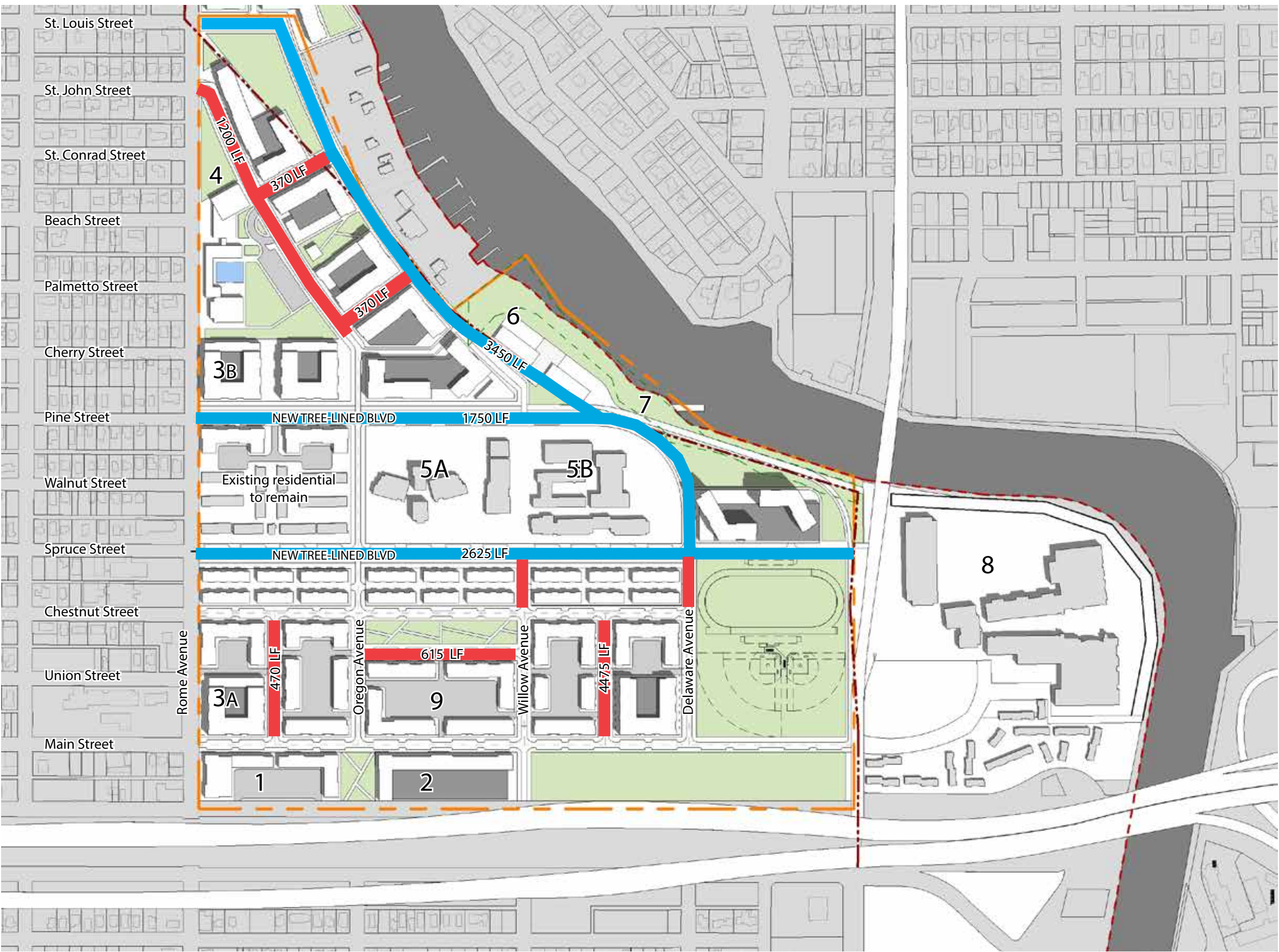
5A JUST ELEMENTARY
- 5B STEWART MIDDLE

6 NEW MARKETPLACE

7 NEW WEST RIVERPARK
- 8 EXISTING BLAKE HIGH SCHOOL

9 MULTI-FAMILY (200-250 UNITS)

NEW STREETS



LEGEND

New Street System

- NEW RIGHT-OF-WAY (60' R.O.W.)
- IMPROVED / NEW RIGHT-OF-WAY PROPOSED TYPE A & TYPE B STREETS (SEE CROSS SECTIONS FOR DETAILS)

2. PUBLIC RIVERFRONT



2. PUBLIC RIVERFRONT



EXAMPLE: VANCOUVER, BC, CANADA
GRANVILLE ISLAND

2. PUBLIC RIVERFRONT



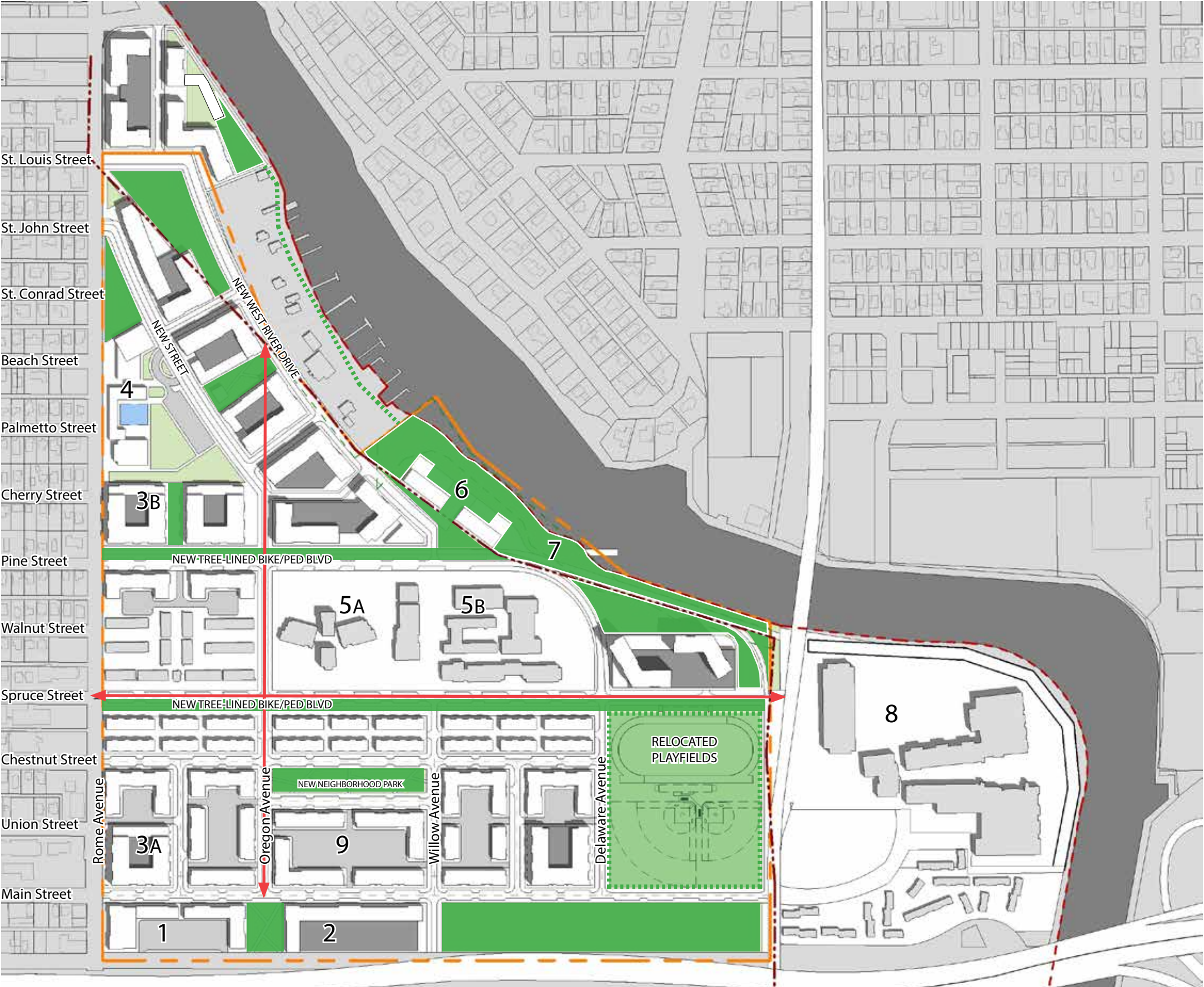
2. PUBLIC RIVERFRONT

RIVERWALK: CONNECTING SOUTH TO JULIAN B LANE PARK



- 1 COMMERCIAL / GROCERY STORE
2 OFFICE (70K SF)
3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)
4 NEW COMMUNITY CTR (25K SF)
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY
5B STEWART MIDDLE
6 NEW MARKETPLACE
- 7 NEW WEST RIVERPARK
8 EXISTING BLAKE HIGH SCHOOL
9 MULTI-FAMILY (200-250 UNITS)

3. COMMUNITY SPACE



WEST RIVER DISTRICT USES:

NEW & IMPROVED STREETSCAPES
SPRUCE & PINE STREETS

RIVERFRONT ACCESS:
PUBLIC OPEN SPACE
RIVERFRONT PARK
EXTENDING THE RIVERWALK

3 COMMUNITY SPACE:
NEIGHBORHOOD PARK + TOT LOTS
COMMUNITY GARDENS
PLAYFIELDS
MLK CENTER

RESIDENTIAL:
SENIOR
MULTI-FAMILY
TOWNHOUSES

MIXED USE:
GROCERY
OFFICE
NEIGHBORHOOD RETAIL
RETAIL ON RIVERFRONT
COMMUNITY HEALTH

SCHOOLS

3. NEIGHBORHOOD PARK

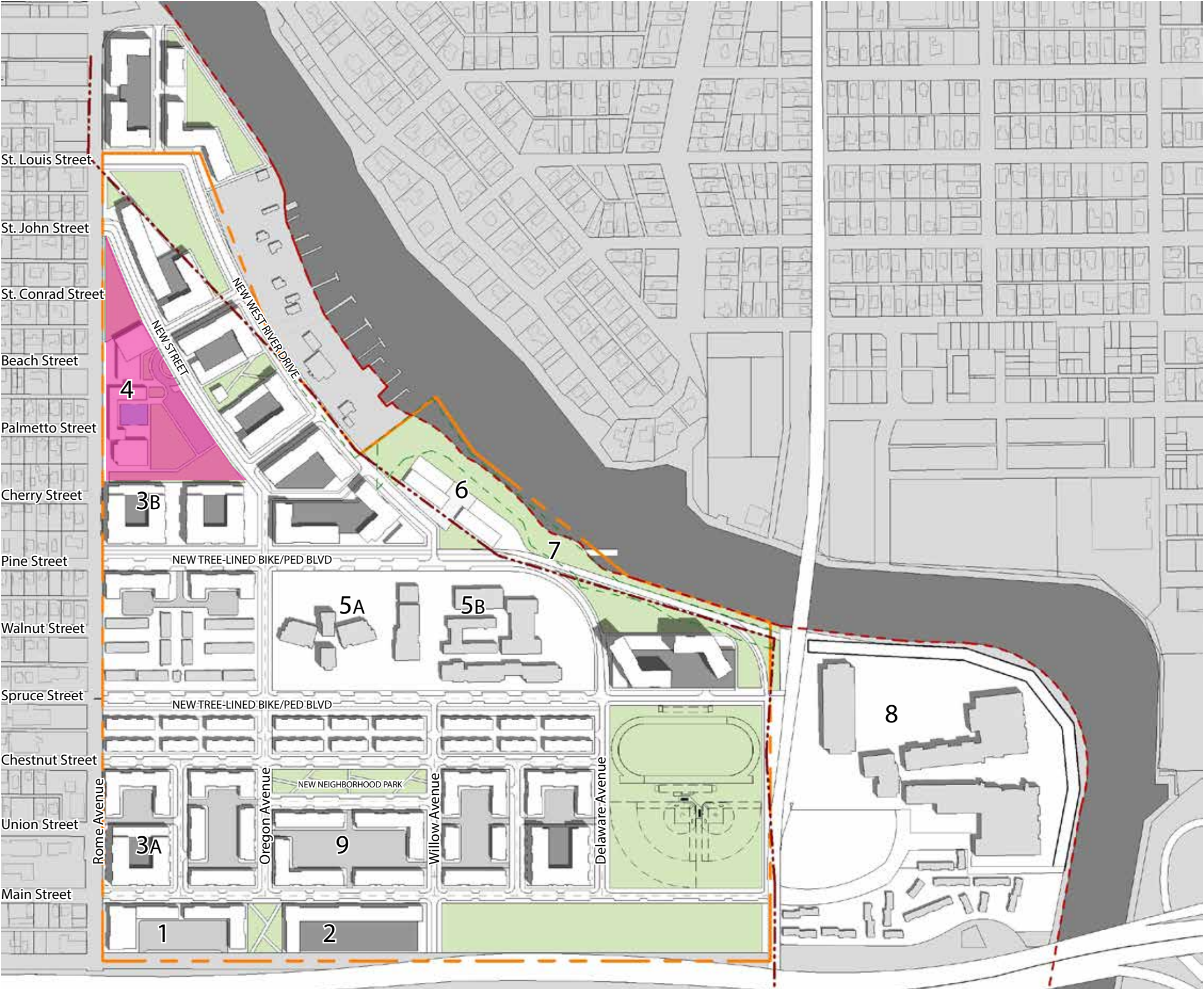


3. COMMUNITY GARDENS



- 1 COMMERCIAL / GROCERY STORE
2 OFFICE (70K SF)
3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)
4 NEW COMMUNITY CTR (25K SF)
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY
5B STEWART MIDDLE
6 NEW MARKETPLACE
- 7 NEW WEST RIVERPARK
8 EXISTING BLAKE HIGH SCHOOL
9 MULTI-FAMILY (200-250 UNITS)

3. COMMUNITY CENTER



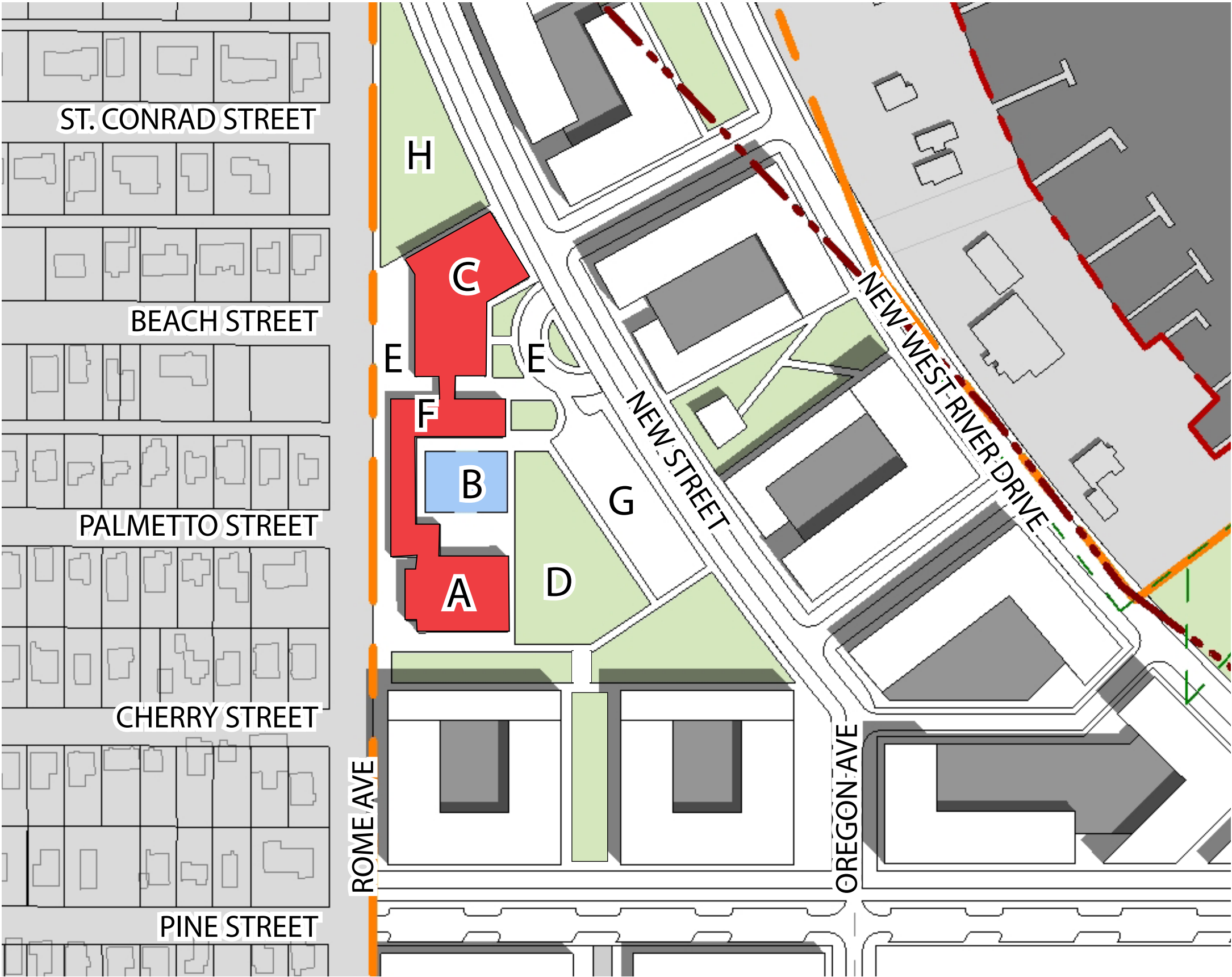
SAMPLE PROGRAM OF REQUIREMENTS for the design and construction of a +/- 25,000 sq. ft. community recreation center at Martin Luther King Park.

The standard net assignable area of the building includes typical elements such as an exercise room, social hall, kitchen, a multi-purpose senior /community lounge, arts/kiln room, game room, vending space, a multi-purpose conference room, two multi-purpose class rooms, offices to accommodate multi-agencies, lobby, rest rooms and storage space, etc. The facilities included in the site development will require an adequate number of parking spaces. Existing gymnasium to remain.

Lobby	1000 +/- nsf
Admin Control Center	250 +/- nsf
Center Staff Offices	400 +/- nsf
Conference Room	800 +/- ns
Community Partnership Space	700 +/- nsf
Computer Lab	400 +/- nsf
Game Area	2400 +/- nsf
Arts/Crafts Room	1600 +/- nsf
Kiln Room	300 +/- nsf
Class/Activity Room (2)	1600 +/- nsf
Community Lounge	1400 +/- nsf
Kitchen	400 +/- nsf
Social Hall	4000 +/- nsf
Storage	2900 +/- nsf
Exercise Room	2,000 +/- nsf
Custodial Area	100 +/- nsf
Restrooms	1200 +/- nsf
Vending	300 +/- nsf
Unassigned Space*	550 +/- nsf
Mechanical/Electrical	1000 +/- nsf
Total NSF	24,700 +/- nsf

*available to adjust/augment other spaces, if not required provide one additional small multipurpose classroom.

3. COMMUNITY CENTER



MLK CENTER RECONFIGURATION

- A EXISTING GYM TO REMAIN
- B NEW POOL (25 MT, 8 LANES)
- C NEW COMMUNITY CENTER (25,000 SF)
- D PLAYScape AREA / KIDS SPLASH PAD AREA
- E DROP-OFF AREA
- F COVERED WALKWAY
- G PARKING (SURFACE)
- H COMMUNITY GARDEN WITH MURAL ARTWORK

PROGRAMMING FOR +/- 25,000 SF CENTER:

Lobby	1000 +/- nsf
Admin Control Center	250 +/- nsf
Center Staff Offices	400 +/- nsf
Conference Room	800 +/- ns
Community Partnership Space	700 +/- nsf
Computer Lab	400 +/- nsf
Game Area	2400 +/- nsf
Arts/Crafts Room	1600 +/- nsf
Kiln Room	300 +/- nsf
Class/Activity Room (2)	1600 +/- nsf
Community Lounge	1400 +/- nsf
Kitchen	400 +/- nsf
Social Hall	4000 +/- nsf
Storage	2900 +/- nsf
Exercise Room	2,000 +/- nsf
Custodial Area	100 +/- nsf
Restrooms	1200 +/- nsf
Vending	300 +/- nsf
Unassigned Space*	550 +/- nsf
Mechanical/Electrical	1000 +/- nsf

Total NSF 24,700 +/- nsf

* available to adjust/augment other spaces, if not required provide one additional small multipurpose classroom.

EXAMPLE: CITY OF LARGO, FL
HIGHLAND RECREATION COMPLEX
24,000 SF AREA CENTER WITH 28,000 SF DOUBLE GYM

3. COMMUNITY CENTER



EXAMPLES:
CLOCKWISETOPRIGHTTOBOTTOMLEFT

- 1. MEMPHIS: LESTER COMMUNITY CENTER
- 2. MEMPHIS: LESTER COMMUNITY CENTER MURAL PROGRAM
- 3. BARTLETT, TN: AQUATIC CENTER

- 4. MEMPHIS, TN: HICKORY HILL COMMUNITY CENTER
- 5. KIDS SPLASH PAD

3. COMMUNITY CENTER



- 1 COMMERCIAL / GROCERY STORE
2 OFFICE (70K SF)
3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)
4 NEW COMMUNITY CTR (25K SF)
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY
5B STEWART MIDDLE
6 NEW MARKETPLACE
- 7 NEW WEST RIVERPARK
8 EXISTING BLAKE HIGH SCHOOL
9 MULTI-FAMILY (200-250 UNITS)



HOUSING

WEST RIVER DISTRICT USES:

NEW & IMPROVED STREETSCAPES
SPRUCE & PINE STREETS

RIVERFRONT ACCESS:
PUBLIC OPEN SPACE
RIVERFRONT PARK
EXTENDING THE RIVERWALK

COMMUNITY SPACE:
NEIGHBORHOOD PARK + TOT LOTS
COMMUNITY GARDENS
PLAYFIELDS
MLK CENTER

4 RESIDENTIAL:
SENIOR
MULTI-FAMILY
TOWNHOUSES

MIXED USE:
GROCERY
OFFICE
NEIGHBORHOOD RETAIL
RETAIL ON RIVERFRONT
COMMUNITY HEALTH

SCHOOLS

- 1 COMMERCIAL / GROCERY STORE
2 OFFICE (70K SF)
3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)
4 NEW COMMUNITY CTR (25K SF)
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY
5B STEWART MIDDLE
6 NEW MARKETPLACE
- 7 NEW WEST RIVERPARK
8 EXISTING BLAKE HIGH SCHOOL
9 MULTI-FAMILY (200-250 UNITS)

MULTIFAMILY 2-3

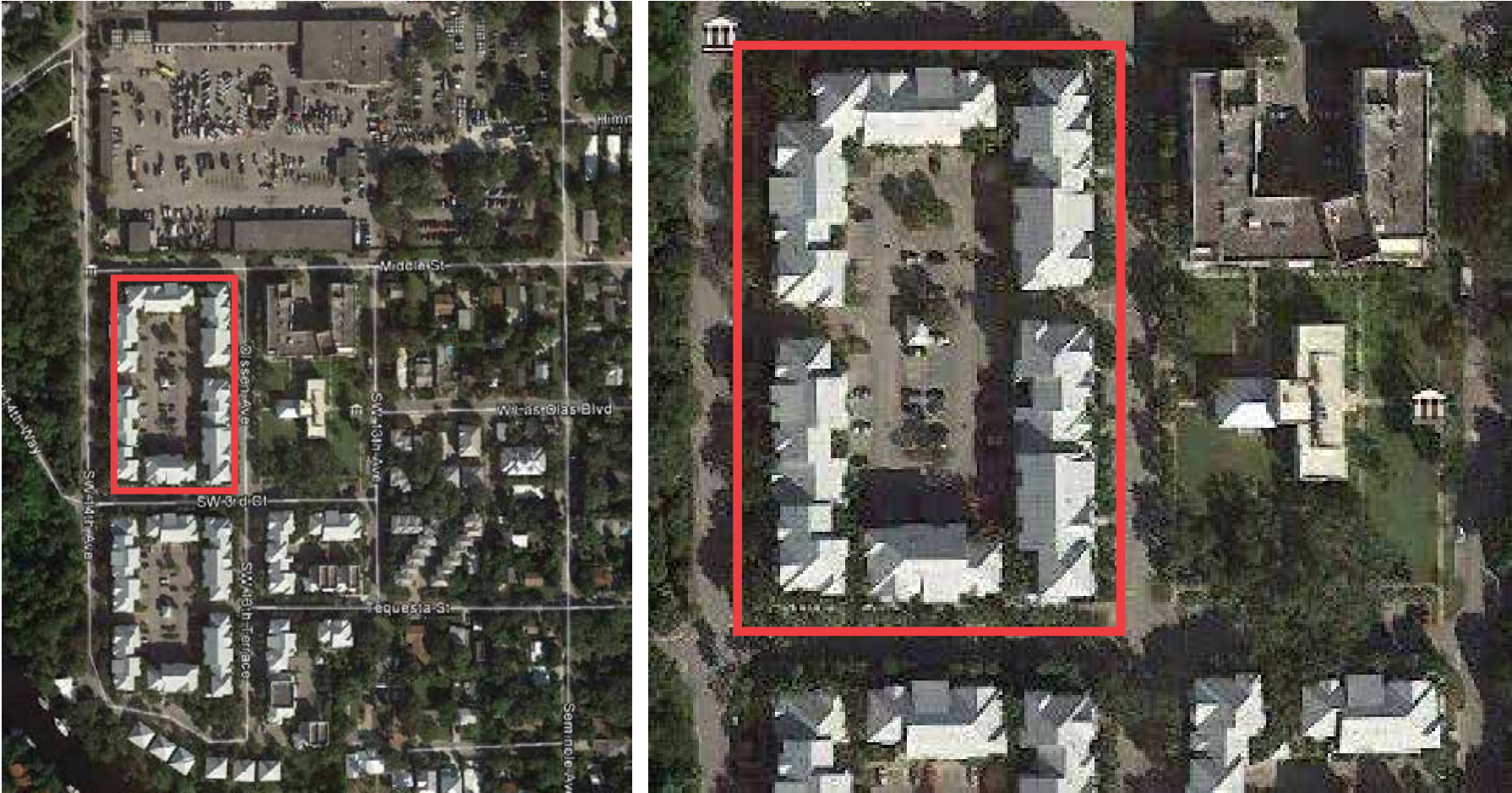


MULTI-FAMILY WITH SURFACE PARKING



EXAMPLE: SAILBOAT BEND, FORT LAUDERDALE
BLOCK SIZE: 258' X 416'
TYPE: MULTI-FAMILY WITH SURFACE PARKING | 250 UNITS | HEIGHT: 2-3 FLOORS

MULTIFAMILY 2-3



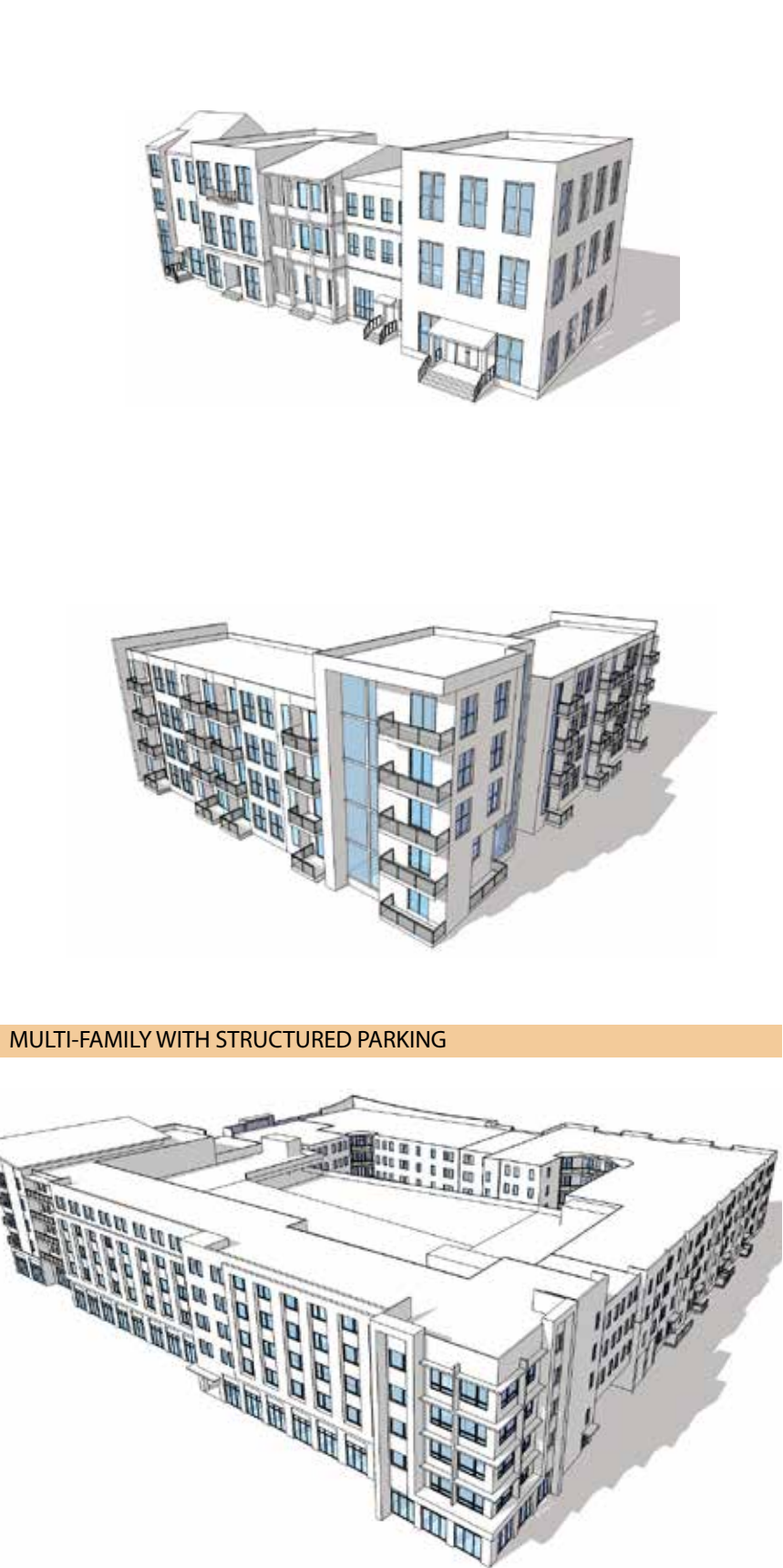
EXAMPLE: SAILBOAT BEND, FORT LAUDERDALE
BLOCK SIZE: 258' X 416'
TYPE: MULTI-FAMILY WITH SURFACE PARKING | 250 UNITS | HEIGHT: 2-3 FLOORS

MULTIFAMILY 2-3



- 1 COMMERCIAL / GROCERY STORE
2 OFFICE (70K SF)
3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)
4 NEW COMMUNITY CTR (25K SF)
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY
5B STEWART MIDDLE
6 NEW MARKETPLACE
- 7 NEW WEST RIVERPARK
8 EXISTING BLAKE HIGH SCHOOL
9 MULTI-FAMILY (200-250 UNITS)

MULTIFAMILY 4-5



EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

- 1. ATLANTA: PONCE PARK
- 2. LAS COLINAS, DALLAS, TX
- 3. AUSTIN TX: ESTES LOFTS
- 4. DURHAM NC: TRINITY COMMONS
- 5. ATLANTA: PONCE PARK

MULTIFAMILY 4-5



EXAMPLE: TAMPA: NOHO FLATS
401 ROME AVENUE (311 UNITS, COMPLETED 2014)
BLOCK SIZE: INSERT

MULTIFAMILY 4-5



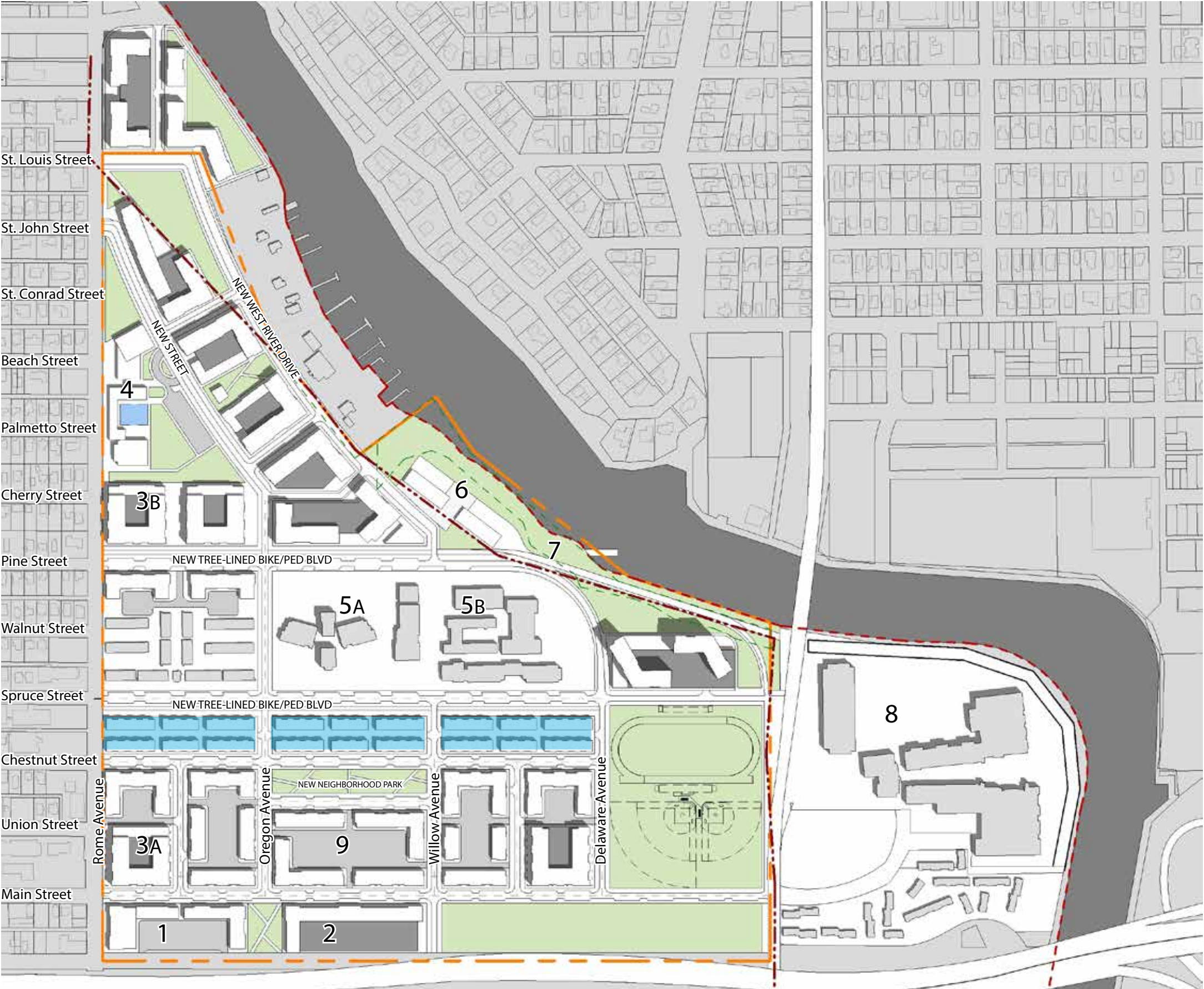
EXAMPLE: TAMPA: VINTAGE LOFTS AT WEST END
801 N ROME AVENUE (255 UNITS, COMPLETED 2009)
BLOCK SIZE: INSERT

MULTIFAMILY 4-5



- 1 COMMERCIAL / GROCERY STORE
2 OFFICE (70K SF)
3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)
4 NEW COMMUNITY CTR (25K SF)
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY
5B STEWART MIDDLE
6 NEW MARKETPLACE
- 7 NEW WEST RIVERPARK
8 EXISTING BLAKE HIGH SCHOOL
9 MULTI-FAMILY (200-250 UNITS)

TOWNHOUSES



TOWNHOUSES AND TOWNHOUSES OVER FLATS



EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

- 1. UNKNOWN
- 2. UNKNOWN
- 3. DENVER: MERCHANTS ROW
- 4. ATLANTA: OLD 4TH WARD (AMLI)

5. ATLANTA: OLD 4TH WARD

TOWNHOUSES



EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

1. CORAL GABLES, FL
2. TAMPA: WEST END TOWNHOMES
3. DALLAS: TOWNHOMES
4. IRVINE, CA; TOWNHOMES

TOWNHOUSES



EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

1. ORLANDO: THORNTON PARK
2. HIGH STREET LOFTS
3. COLUMBIA SC: CANALSIDE LOFTS
4. UNKNOWN

TOWNHOUSES/LOFTS



EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

1. THRU 3. TAMPA: SOHO BAY CT.
4. & 5. TAMPA: VICTORIA GARDEN LN.

TOWNHOUSES



EXAMPLES: 1. THRU 3. TAMPA: MASON STREET TOWNHOMES
4. THRU 6. TAMPA: WEST END TOWNHOMES (LENNAR)

TOWNHOUSES



TAMPA WEST RIVER | REVISED DEVELOPMENT PLAN

- 1 COMMERCIAL / GROCERY STORE
2 OFFICE (70K SF)
3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)
4 NEW COMMUNITY CTR (25K SF)
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY
5B STEWART MIDDLE
6 NEW MARKETPLACE
- 7 NEW WEST RIVERPARK
8 EXISTING BLAKE HIGH SCHOOL
9 MULTI-FAMILY (200-250 UNITS)

MIXED USE



WEST RIVER TAMPA Redevelopment Plan

EXAMPLES: OFFICE USES OVER GROUND FLOOR RETAIL

MIXED USE



EXAMPLES: RESIDENTIAL OVER GROUND FLOOR RETAIL AND/OR COMMUNITY CENTER (IE HEALTH CLINIC)

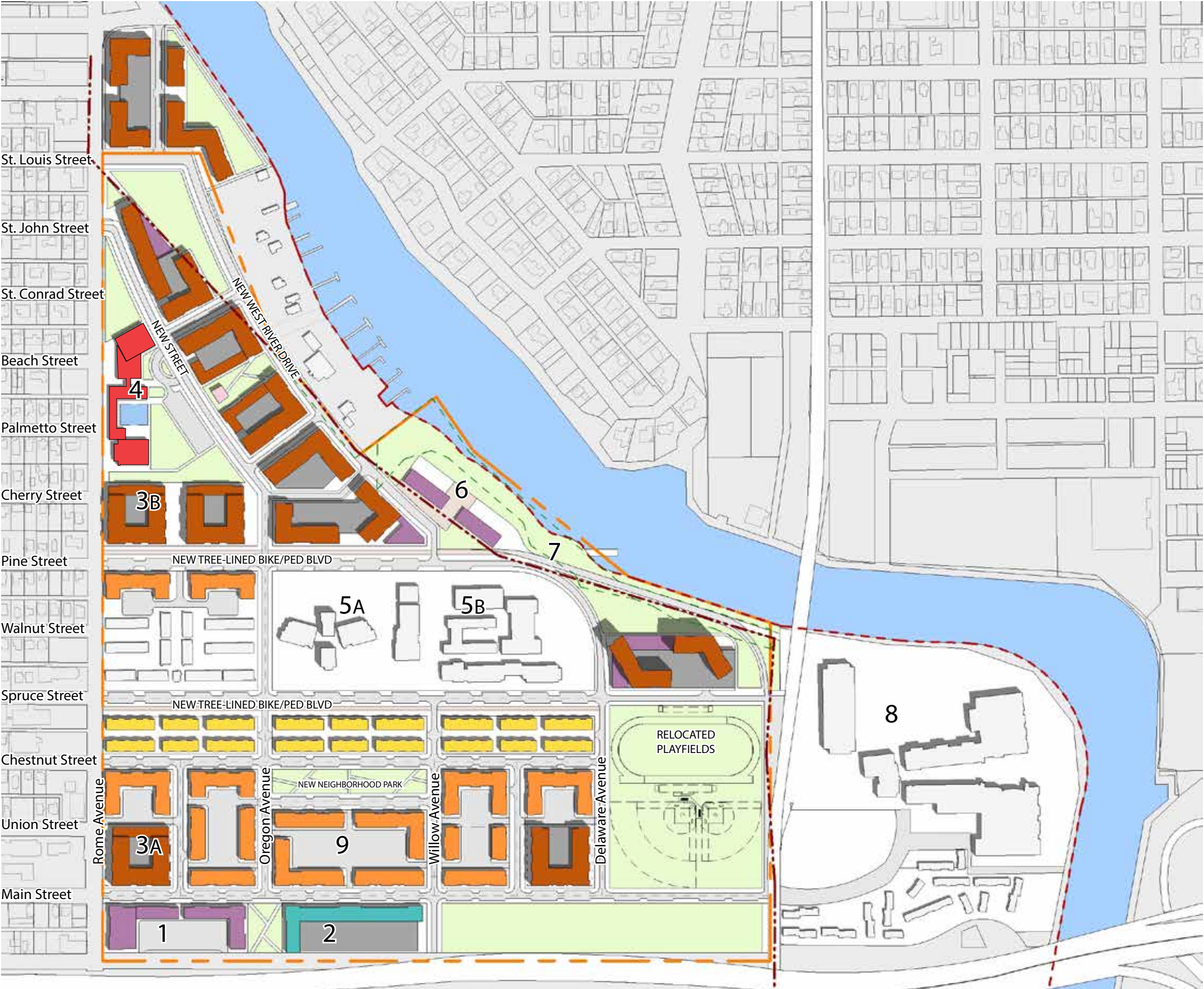
MIXED USE



SUMMARY | REVISED PLAN

- 1 COMMERCIAL / GROCERY STORE
2 OFFICE (70K SF)
3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)
4 NEW COMMUNITY CTR (25K SF)
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY
5B STEWART MIDDLE
6 NEW MARKETPLACE
- 7 NEW WEST RIVERPARK
8 EXISTING BLAKE HIGH SCHOOL
9 MULTI-FAMILY (200-250 UNITS)

REVISED PLAN



- TOWNHOUSES & TOWNHOUSES OVER FLATS (2-3 FLR)
- MULTIFAMILY W/ SURFACE PARKING (3-4 FLR)
- MULTI-FAMILY W/STRUCTURED PARKING HIGH DENSITY (5-6 FLRS)
- RETAIL / COMMERCIAL USES
- OFFICE USE
- COMMUNITY CENTER
- SURFACE PARKING
- STRUCTURED PARKING

REVISED PLAN

- 1 COMMERCIAL / GROCERY STORE

2 OFFICE (70K SF)

3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)

4 NEW COMMUNITY CTR (25K SF)

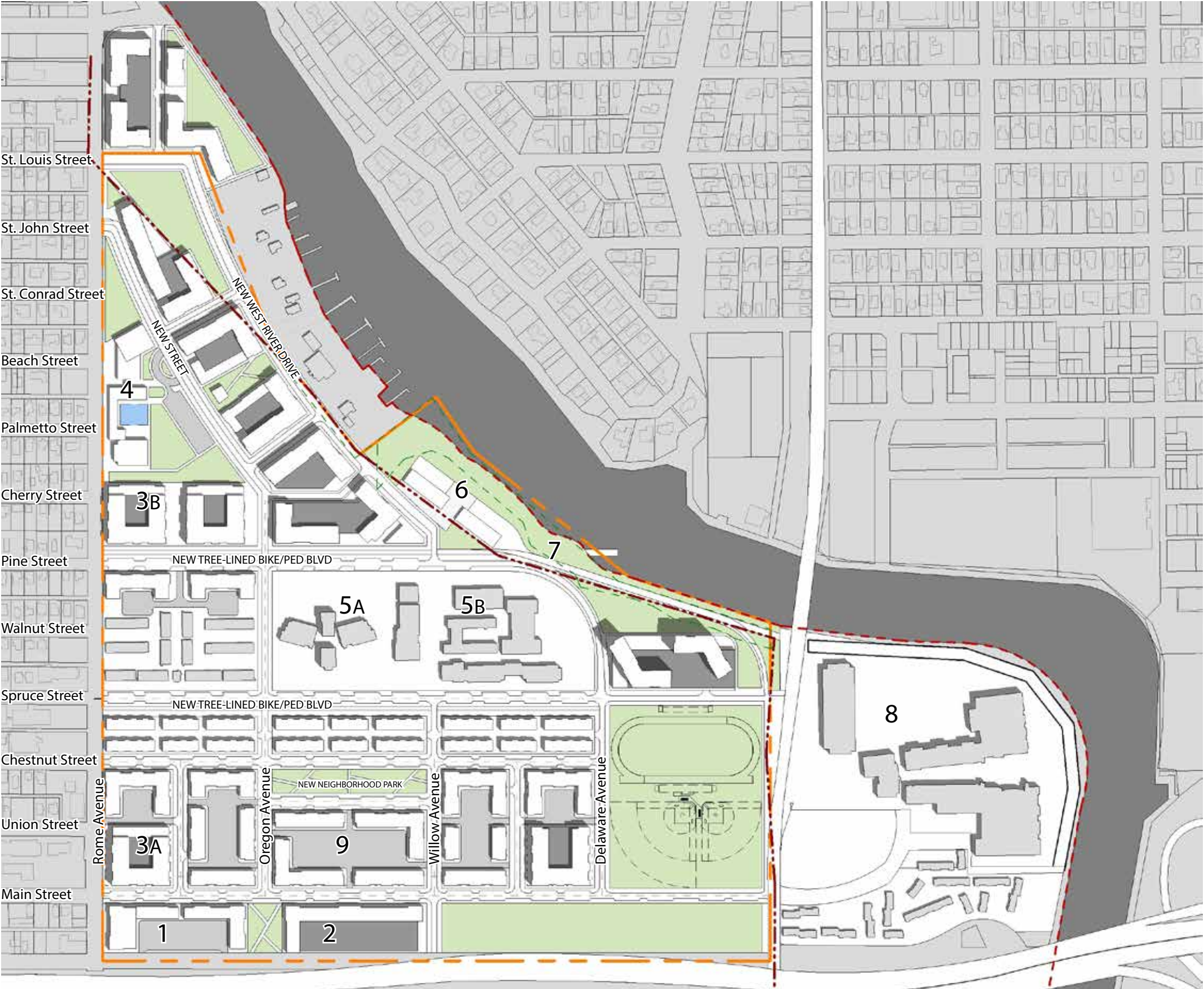
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY

5B STEWART MIDDLE

6 NEW MARKETPLACE
- 7 NEW WEST RIVERPARK

8 EXISTING BLAKE HIGH SCHOOL

9 MULTI-FAMILY (200-250 UNITS)



3D SITE VIEW



NEXT STEPS

FOR MORE INFORMATION ON THE
WEST RIVER MASTER PLAN VISIT:

<http://www.thafl.com/Departments/Real-Estate-Development/>
OR

<http://www.tampagov.net/planning-division/info/library-general-planning-reports>



WEST RIVER

10.27.2015