



**Drew Park Community Redevelopment Area
Strategic Plan Update**
December 2, 2020 (5:30 to 6:30 p.m.) Workshop #3

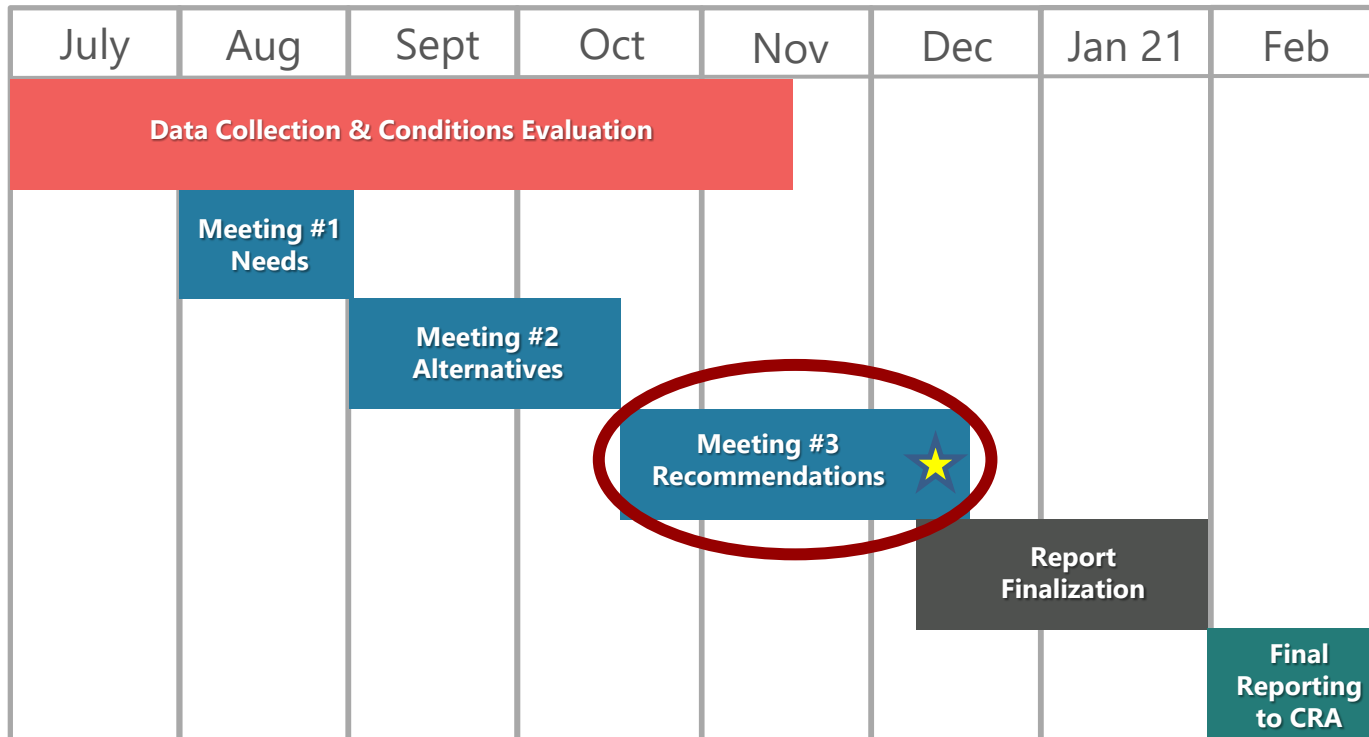


**Community
Redevelopment
Agency**

Tonight's Agenda

1. Introductions
2. Project Overview
3. CAC Interviews and Online Survey Results
4. Opportunities
5. Key Strategies
6. Next Steps

Project Timeline



Has been affected by COVID-19, and social distancing requirements.

Phase Three: Recommendations

Goals of this Phase:

1. Further identify specific **concerns** and **strengths** of the community – CAC Interviews and Community Survey Results
2. Discuss the **alternative strategies** the SAP can use to address these concerns and build on existing strengths
3. Prioritize **short-term** and **long-term** initiatives for action, policy, regulatory changes and public investment

CAC Phone Interviews – Major Themes

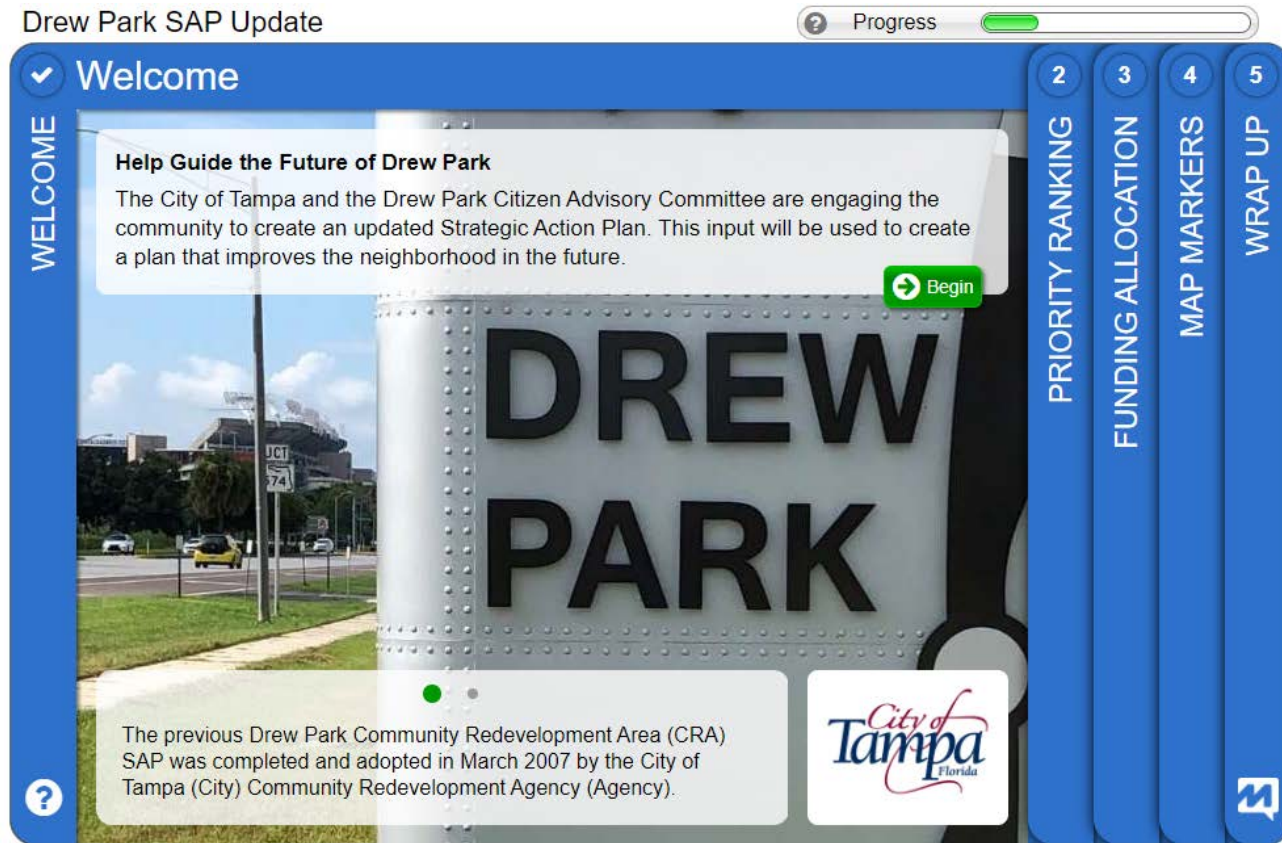
- Support crime reduction
- Create on-street parking
- Install street lighting / cameras
- Fix streets, sidewalks and stormwater improvements
- Increase business owner involvement
- Market district to increase investment

Online Survey

- Major Items

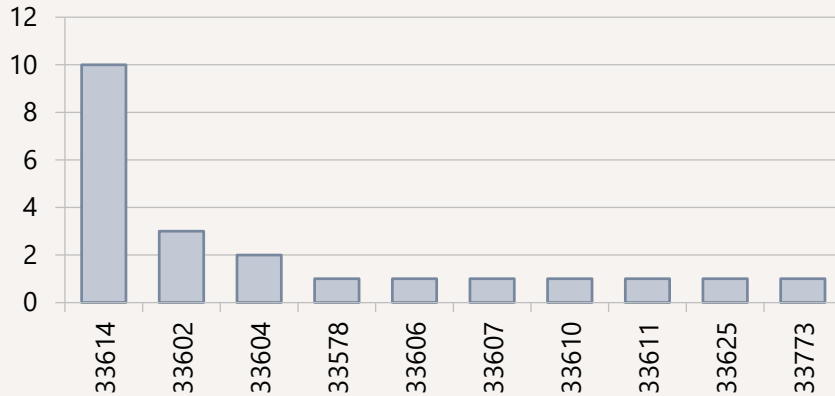
<https://drewparksap.metroquest.com/> (English)

<https://drewparkspn.metroquest.com/> (Spanish)

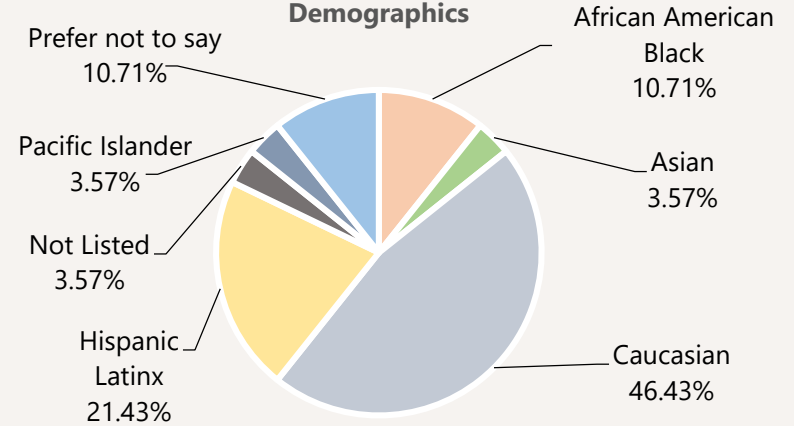


Respondent Profiles

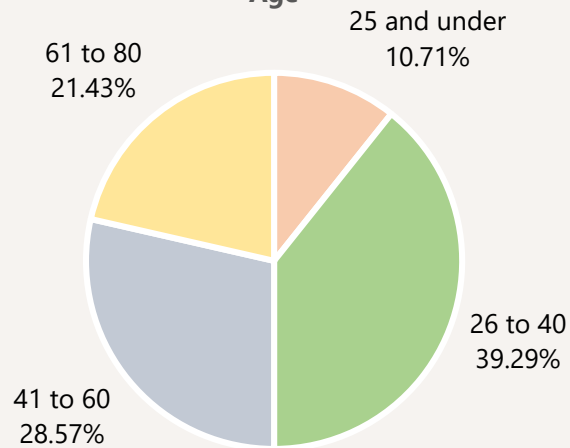
Zip Codes



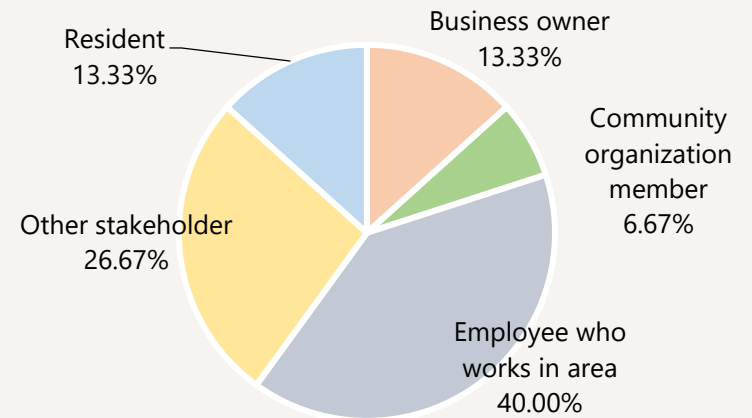
Demographics



Age

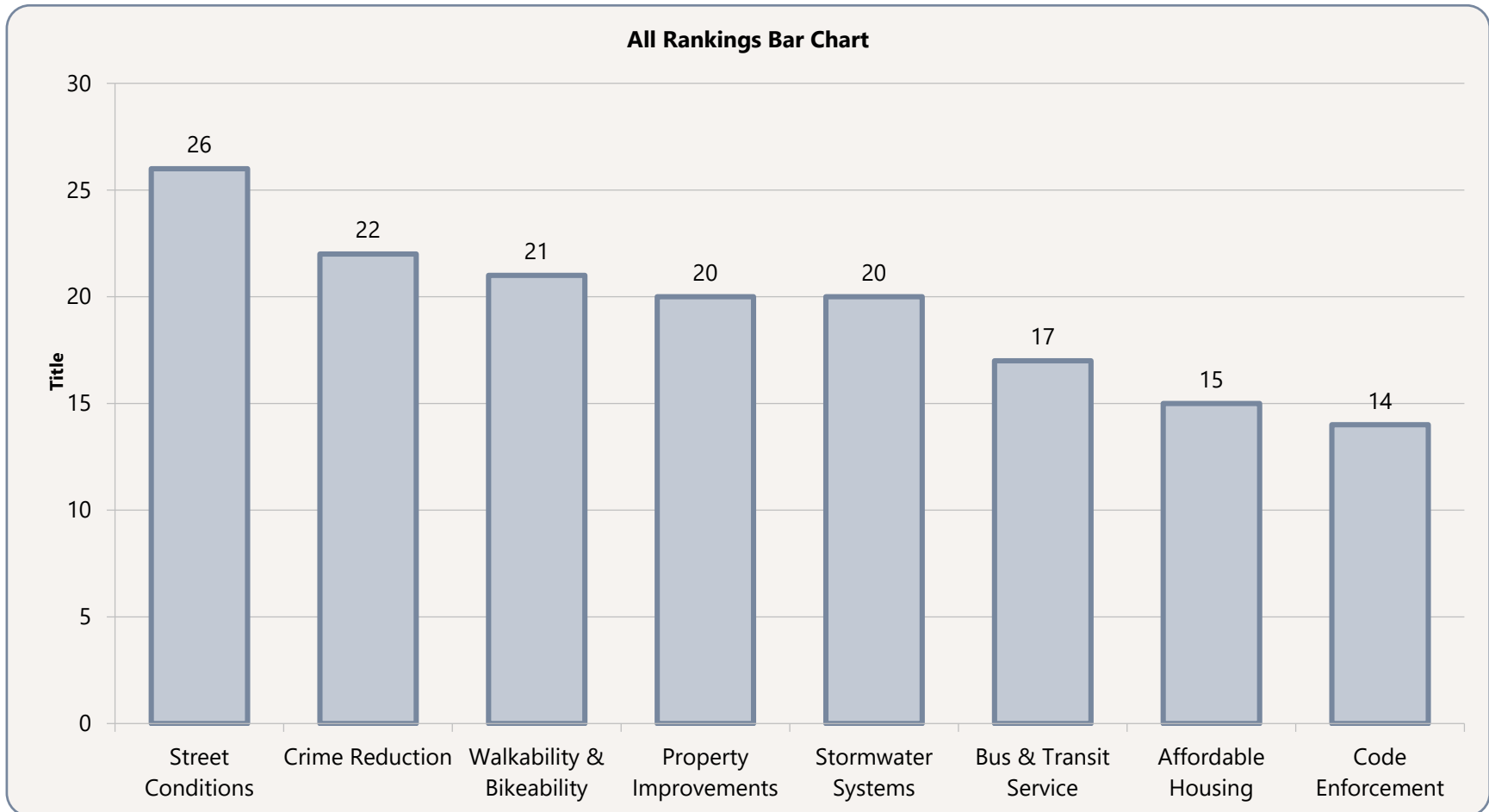


Relationship to Drew Park



Major Topic Rankings

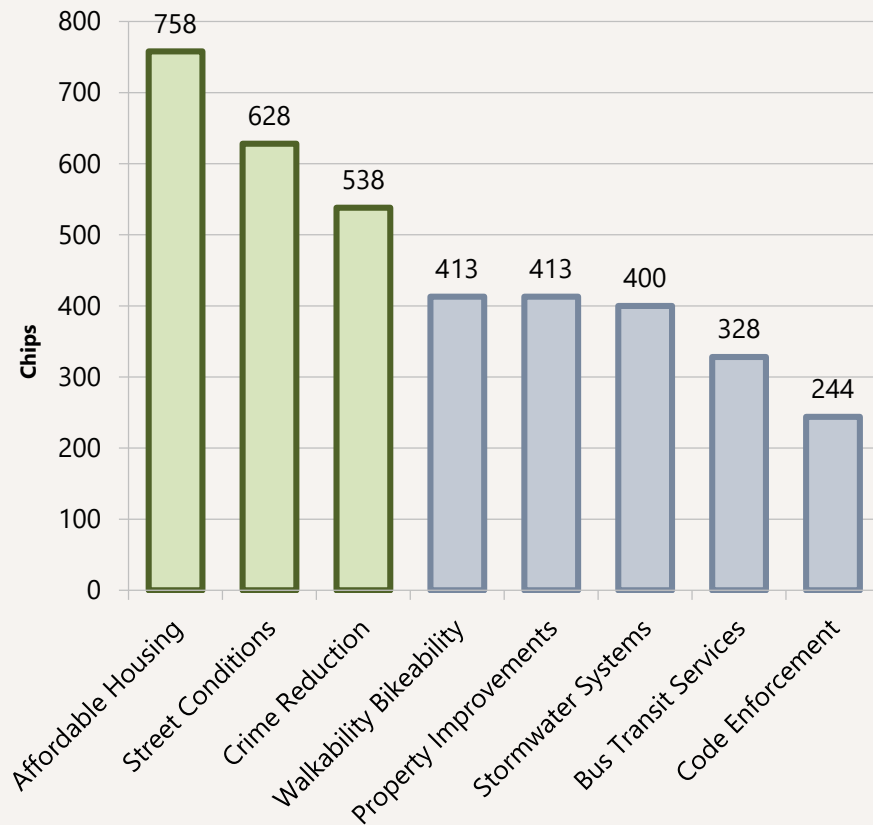
Responses to *"Please rank your top 5 interest areas"*



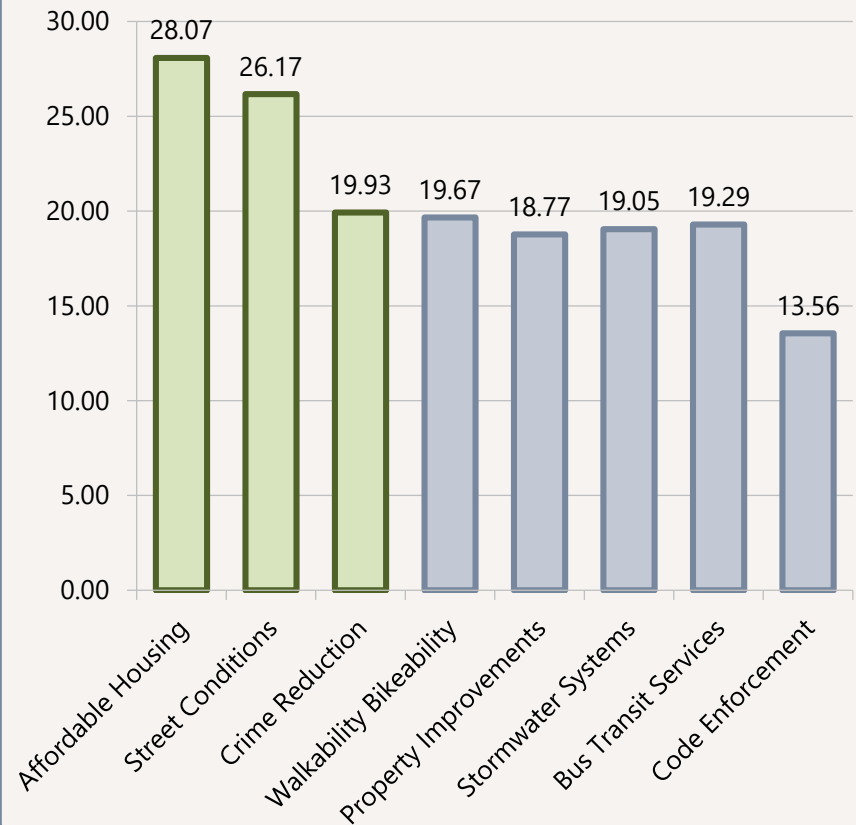
Funding Allocation

Responses to "How would you suggest budgeting the CRA's funds?"

Funding Allocation - Totals



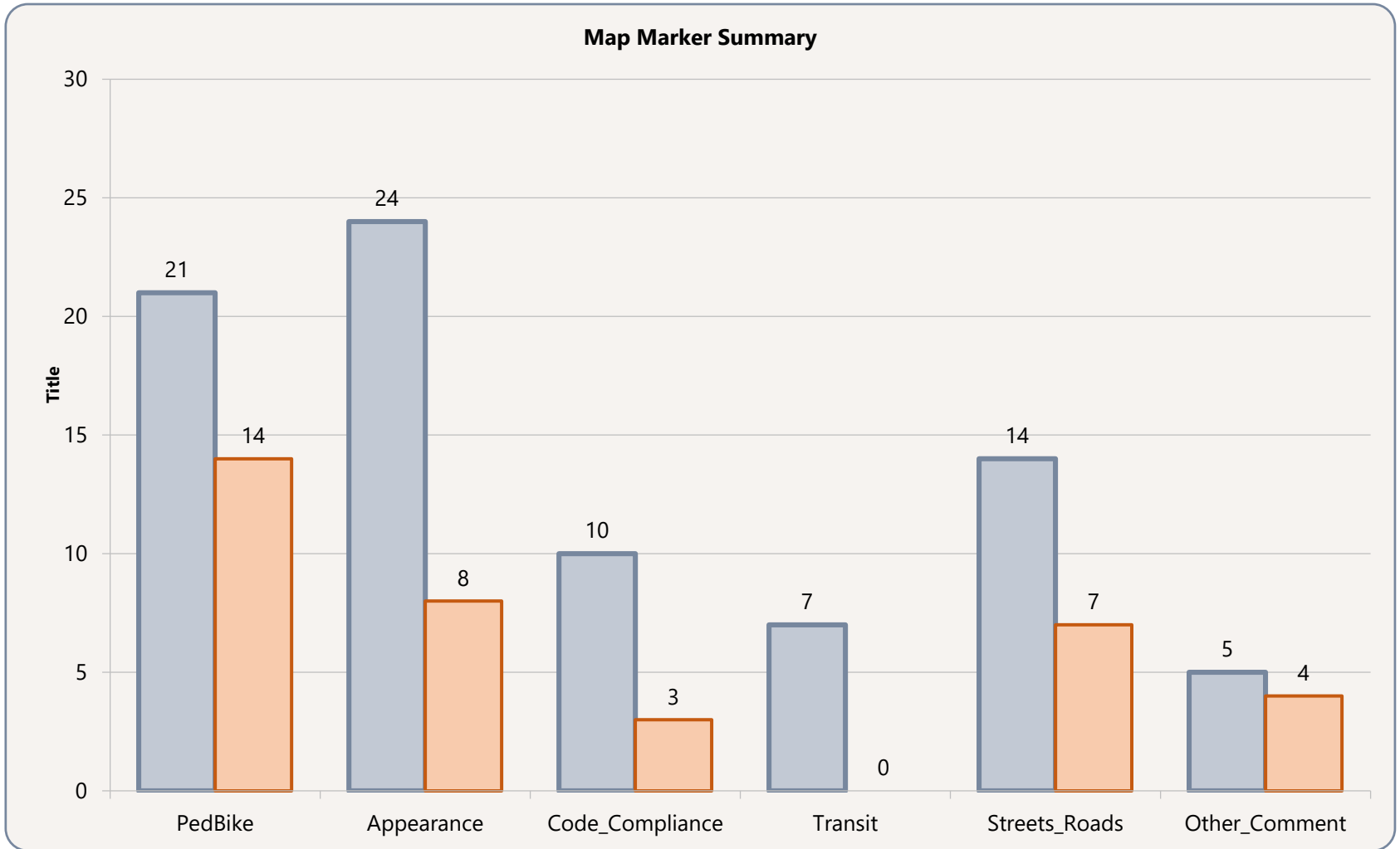
Funding Allocation - Average



Comments

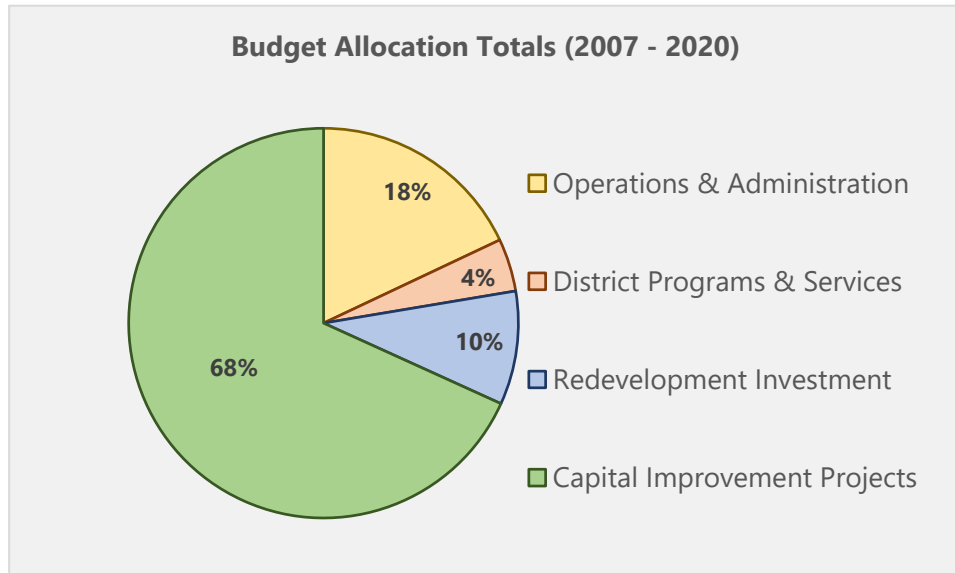
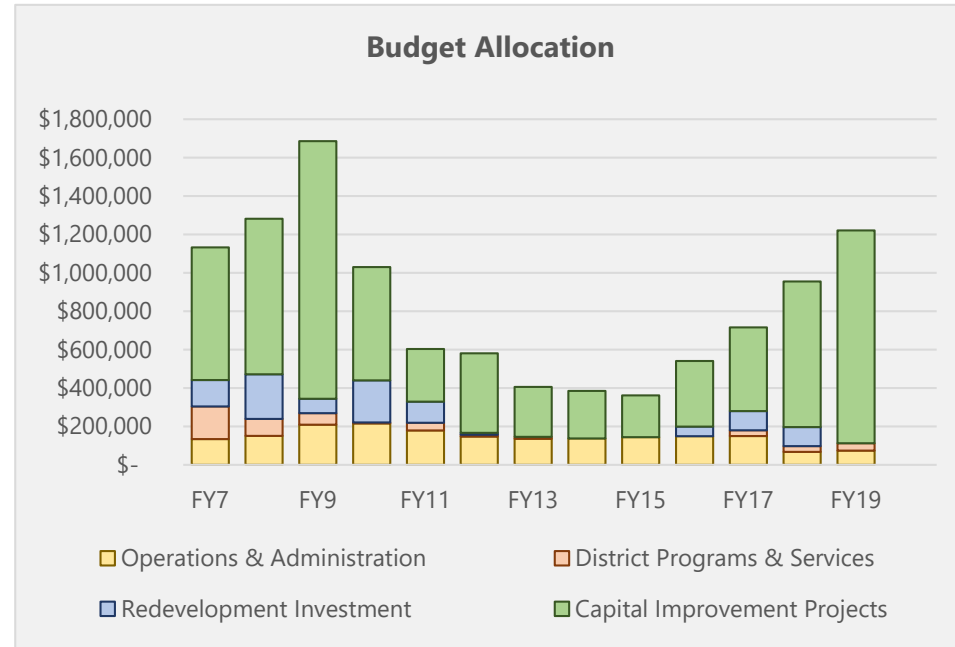
Other suggestions	Arts and public land improvement; Community appearance and beautification; Sting operation for prostitution; Zoning restrictions and enforcement.
Property Improvements	Many property do not care about their appearance at all due to the type of industrial business they do, but they are loud, dirty and code falling apart and filled with junk. The property owners need to fix up their properties or Drew Park will always be perceived as dirty, scary, and dangerous.
Stormwater Systems	The area still gets flooded in certain roads and areas. Need to underground all stormwater ditches along streets. The ditches are dangerous, ugly and wasted land that can be used for parking and sidewalks.
Street Conditions	Certain Streets are in bad condition due to trucks or just old. Need new repaved streets with nice markings and pedestrian crossings with lights that light up when people want to cross main streets. Need better landscaping along Lois, Grady, and other areas.
Affordable Housing	Improve the existing housing stock through out Drew Park, but also find spots to get land to have someone build attractive workforce housing, mixed income.
Bus Transit Service	Having decorative bus shelters with shade would be nice, but I fear the homeless will scare people from using them.
Code Enforcement	Code Enforcement needs to communicate with property owners in a business friendly, solution-oriented manner to have the property owners clean or fix their properties.
Crime Reduction	I work in Drew Park. Our store has been robbed multiple times and there are prostitutes living and walking around daily. Crime needs to be reduced fast. Prostitution, Johns looking for sex, littering, stealing and destruction of property, illegal activity in sex shops. Need more lights, and to shut down remaining sex shops.
Walkability Bikeability	I'm am simply do not know the storm water issues. If they are an issue then that should be addressed. You can't build biking and housing options until a solid foundation is in place . After all the ditches are filled in and stormwater pipes are installed, maybe create sidewalk systems throughout Drew Park that connect to each other. But must have good lighting at night and buffers in certain areas from cars and trucks parking on them breaking them and making them dangerous.

Mapping Results



Budgeting

- Annual Tax Increment - \$1.6M
- Nominal Increase - \$114K
- Survey Emphasis
 - Affordable Housing
 - Street Conditions
 - Crime Reduction



What Opportunities Exist?

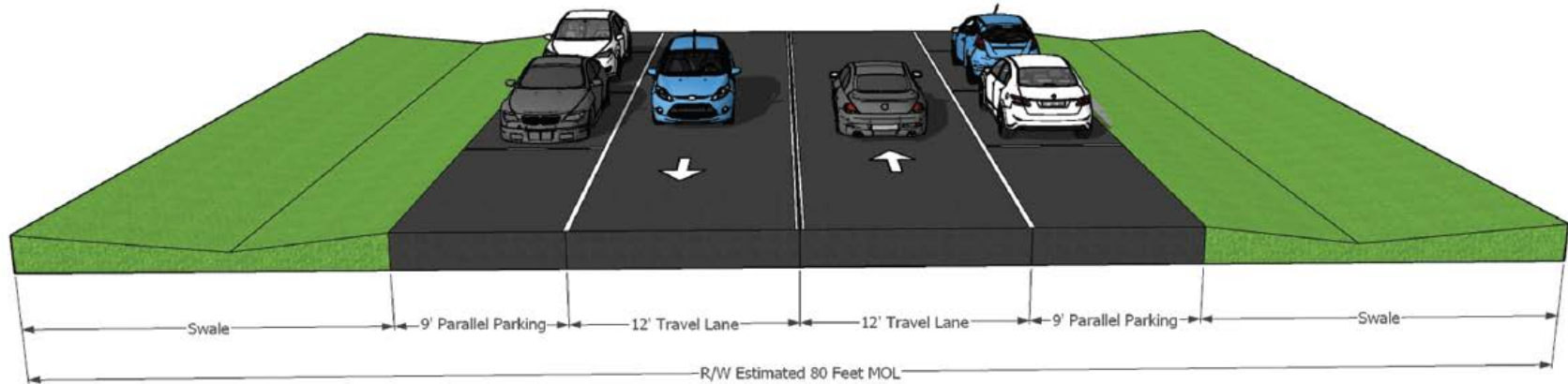
- Infrastructure
 - On-Street Parking
 - Sidewalks / Bike Lanes
 - Beautification
- Stormwater
 - In-Street
 - Acquisitions
- Affordable Housing
 - City Owned Lots
- Regulatory / Incentives

District Streets

- Roadway Conditions
 - R/W Use
- Sidewalk Network
 - Gaps / ADA



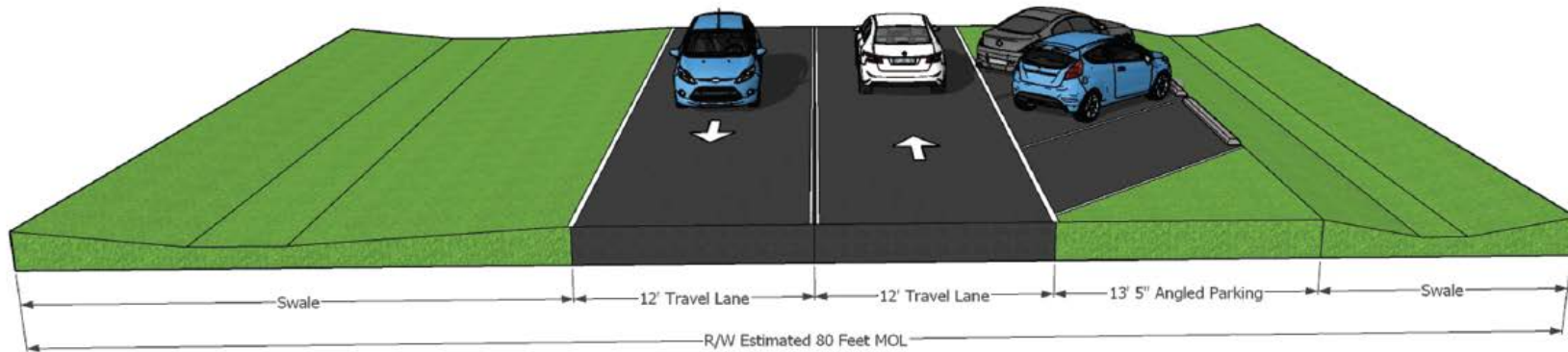
On-Street Parking – Parallel both Sides



SECTION WITH PARALLEL PARKING BOTH SIDES

DREW PARK CRA STRATEGIC ACTION PLAN UPDATE
TAMPA, FL

On-Street Parking – Angled One Side



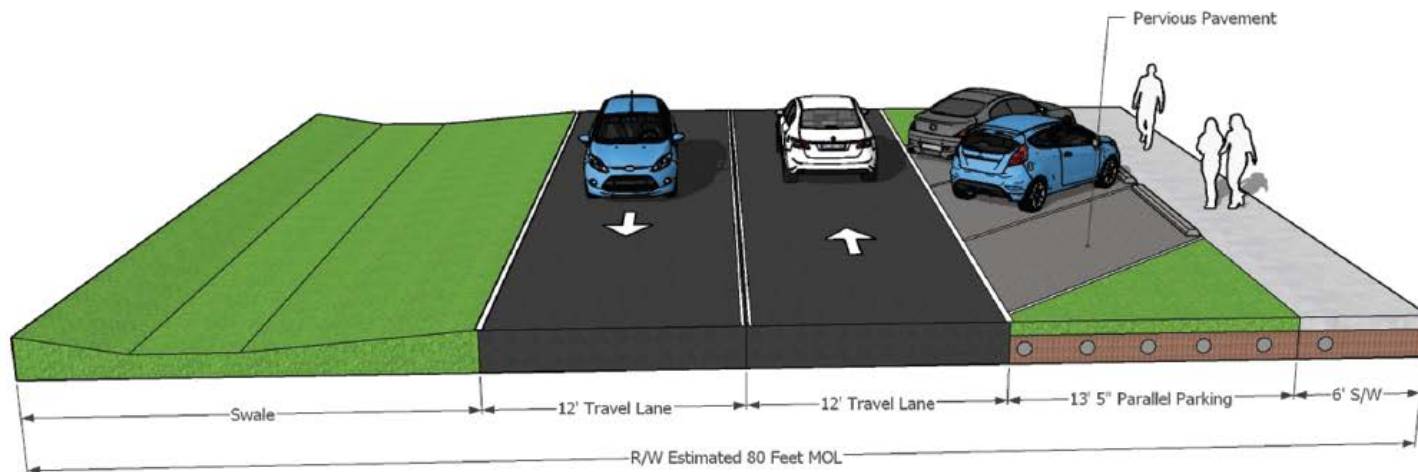
SECTION WITH ANGLED PARKING ON ONE SIDE

DREW PARK CRA STRATEGIC ACTION PLAN UPDATE
TAMPA, FL

 NOVEMBER 9, 2020
PROJECT #66276.02



On-Street Parking – Angles w/ Drainage



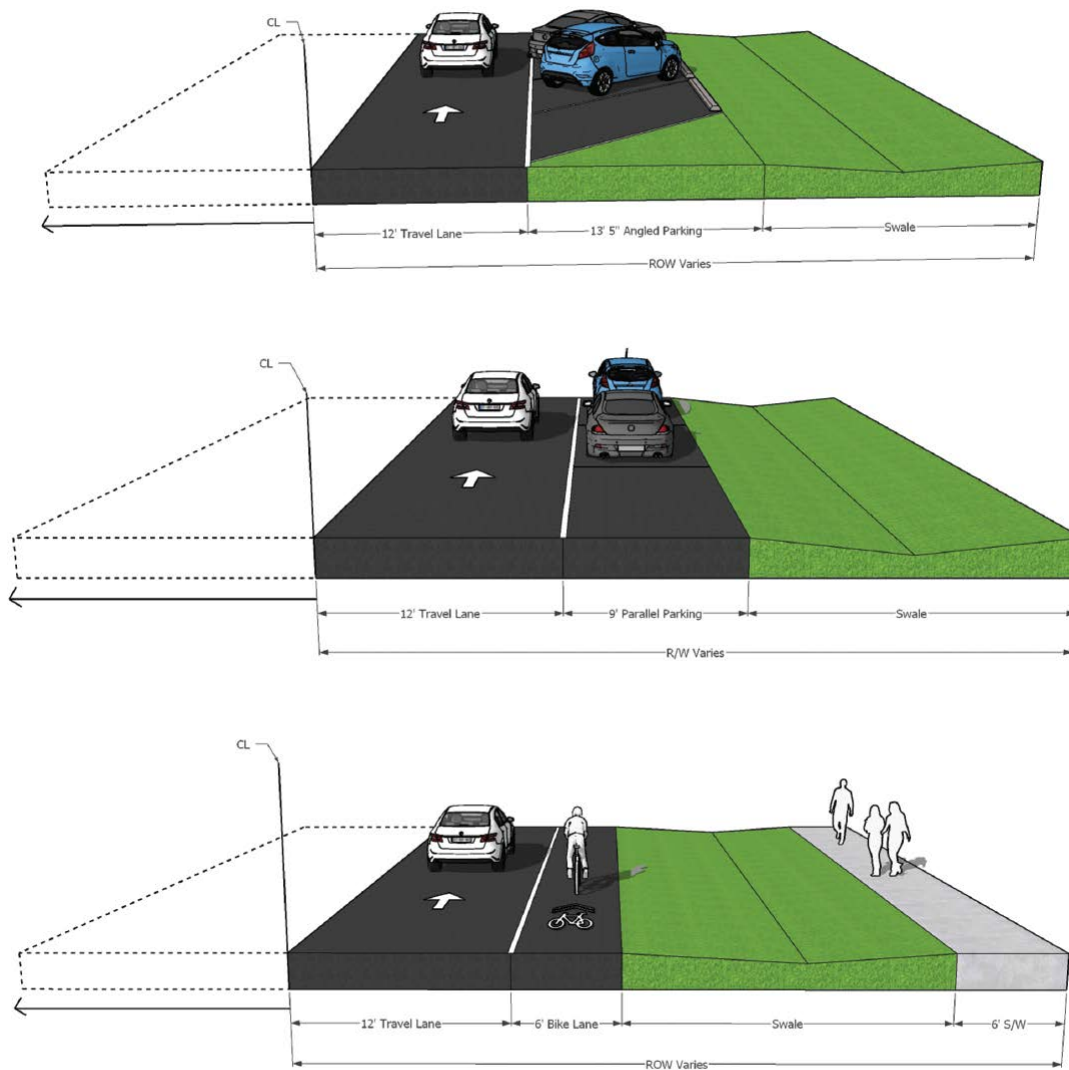
SECTION WITH UNDERGROUND DRAINAGE

DREW PARK CRA STRATEGIC ACTION PLAN UPDATE
TAMPA, FL

 NOVEMBER 9, 2020
PROJECT #66276.02

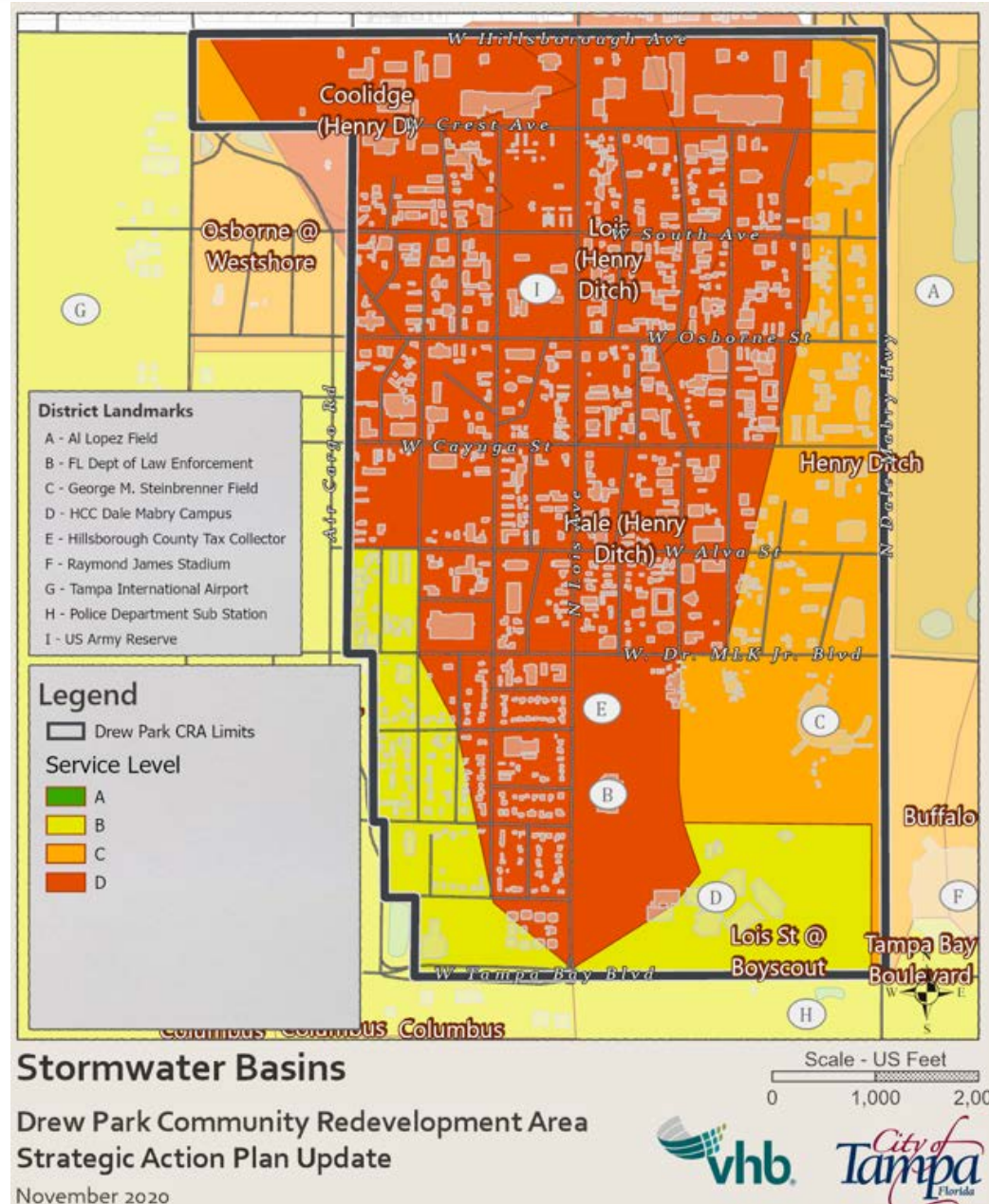


On-Street Parking – R/W Impacts



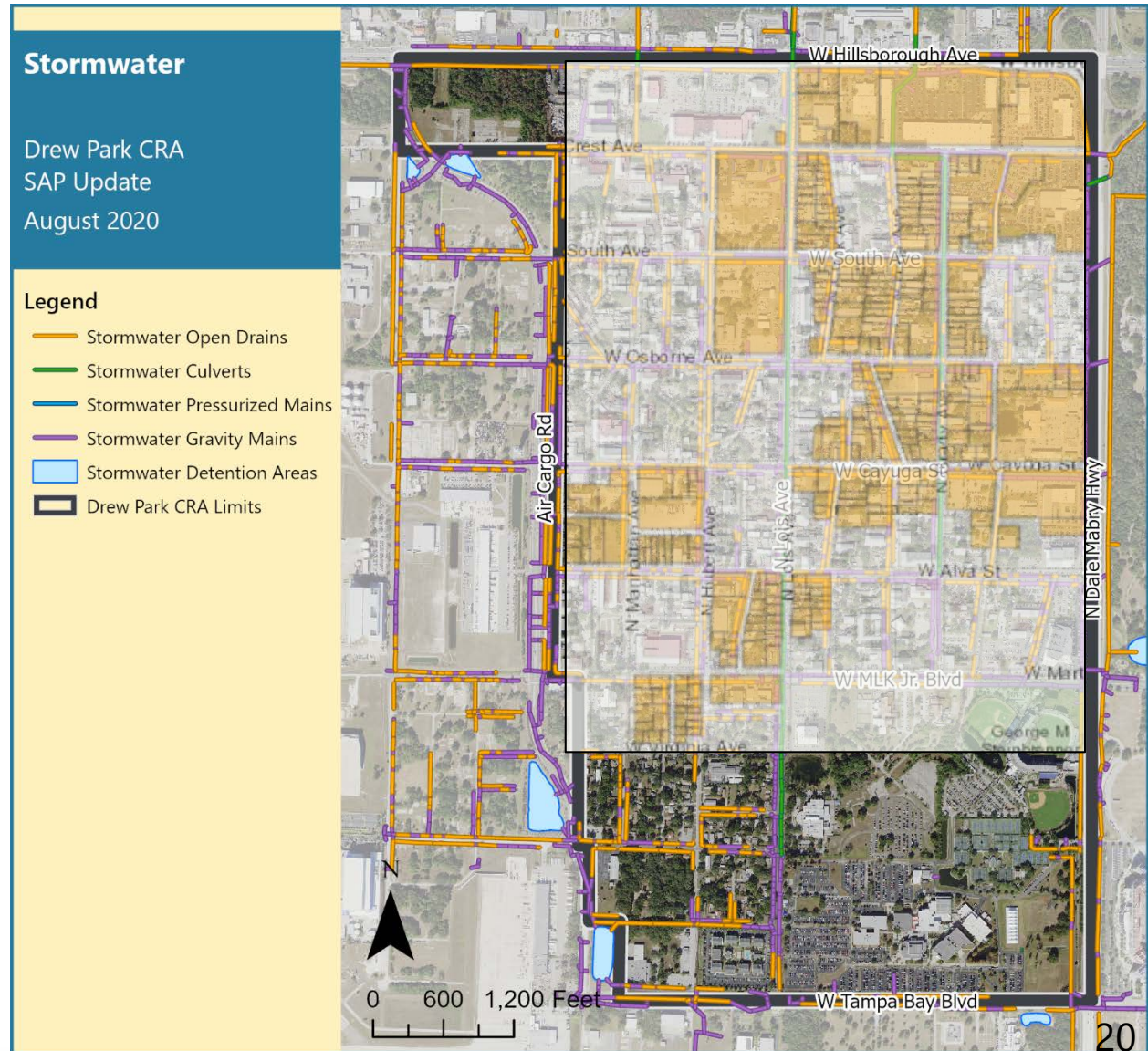
Stormwater

- Existing Basins
- Existing Infrastructure



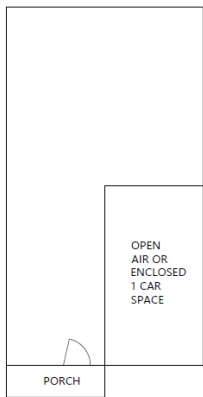
Stormwater

- Parcel Advisory Map
- Acquisition Options

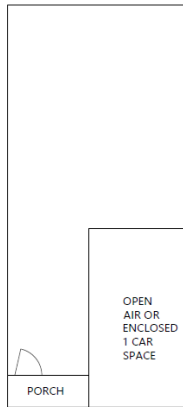


Affordable Housing

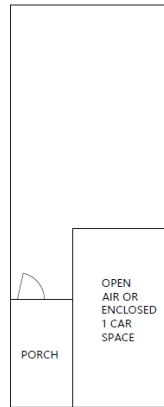
- City Owned Vacant Parcels
 - Coolidge Ave
 - Hubert Ave
 - Manhattan Ave



Unit A: 22' x 40'
1,540 square feet
660 first floor
880 second floor



Unit B: 20' x 45'
1,510 square feet
645 first floor
845 second floor

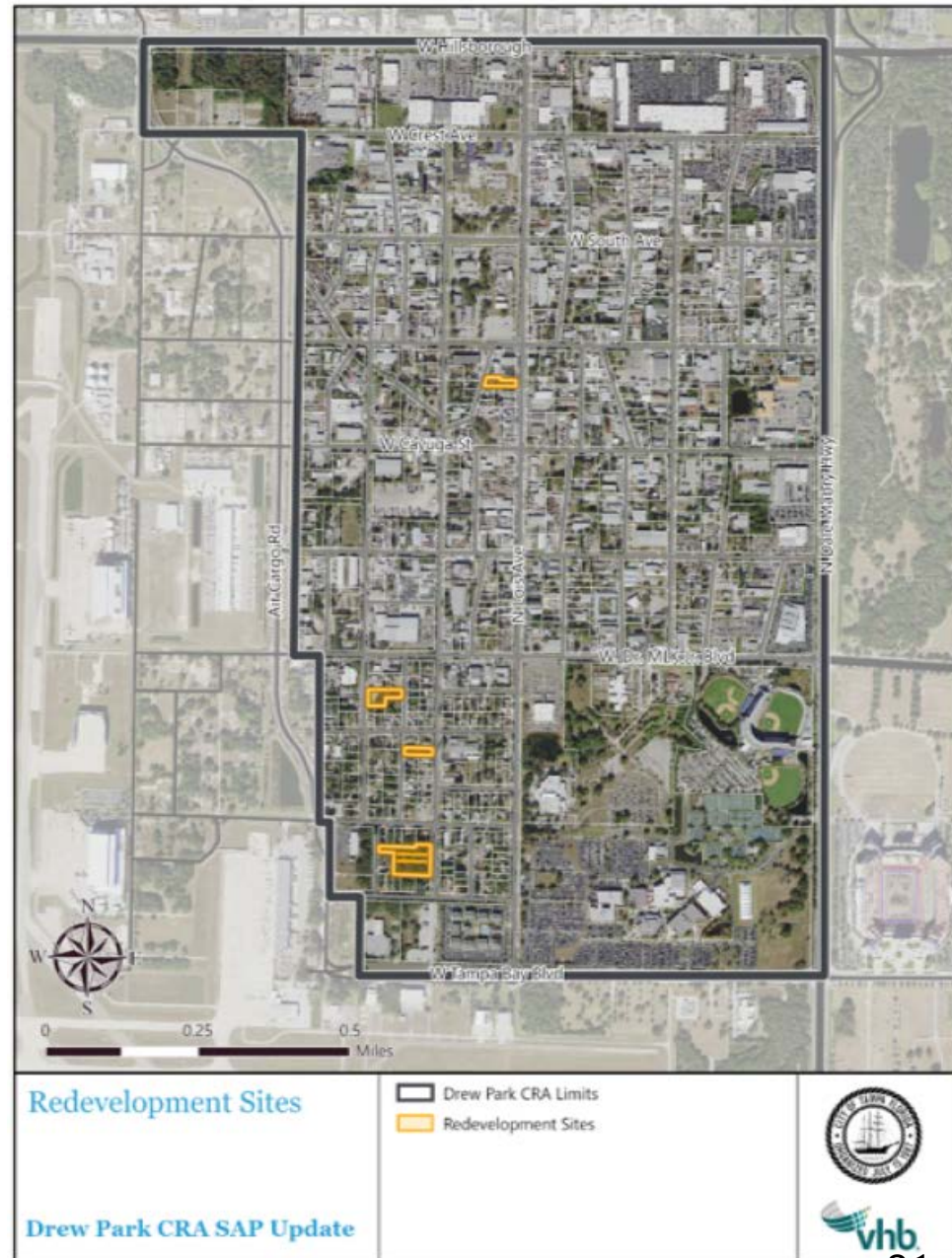


Unit C: 18' x 45'
1,315 square feet
505 first floor
810 second floor

TYPICAL UNIT TYPES

DREW PARK CRA STRATEGIC ACTION PLAN UPDATE
TAMPA, FL

AUGUST 25, 2020
PROJECT #66276.02



Affordable Housing – Coolidge Avenue



CONTEXT MAP

CONCEPTUAL SITE
DEVELOPMENT PROGRAM

.382 ACRES
16,652 TOTAL SITE SF
RM-16 ZONING
R-20 FLU

4- A TYPE UNITS, 1,540 SF EACH

6,160 TOTAL UNIT SF

FAR= .37 (MAX .5 ALLOWED)

----- BUILDING SETBACK LINE

COOLIDGE AVENUE PARCELS

DREW PARK CRA STRATEGIC ACTION PLAN UPDATE
TAMPA, FL



NOVEMBER 9, 2020
PROJECT #66276.02



Affordable Housing – Hubert Avenue



CONTEXT MAP

CONCEPTUAL SITE DEVELOPMENT PROGRAM

1.98 ACRES

86,137 TOTAL SITE SF

RM-16 ZONING

R-20 FLU

6- A TYPE UNITS, 1,540 SF EACH

22- C TYPE UNITS, 1,315 SF EACH

38,170 TOTAL UNIT SF

FAR= .44 (MAX .5 ALLOWED)

--- BUILDING SETBACK LINE

HUBERT AVENUE PARCELS

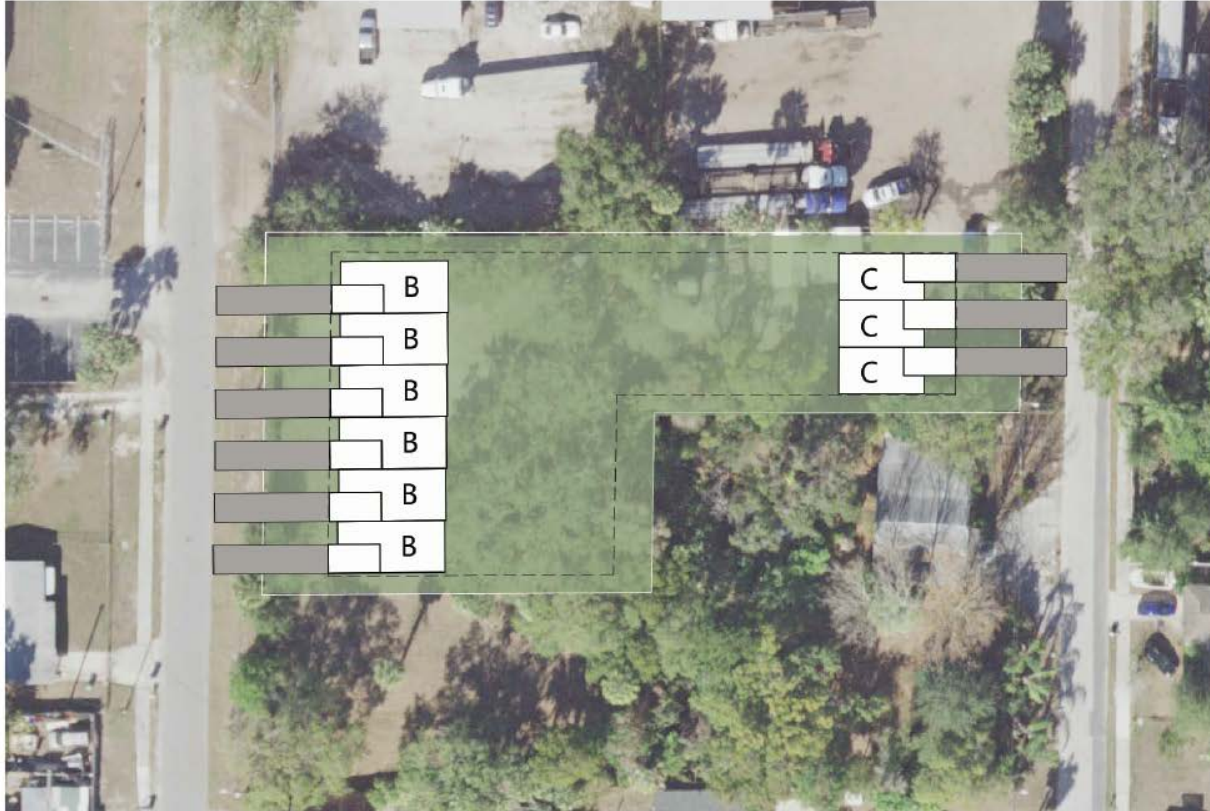
DREW PARK CRA STRATEGIC ACTION PLAN UPDATE
TAMPA, FL



NOVEMBER 9, 2020
PROJECT #66276.02



Affordable Housing – Manhattan Avenue



CONTEXT MAP

CONCEPTUAL SITE DEVELOPMENT PROGRAM

.7047 ACRES

30,698 TOTAL SITE SF

RM-16 ZONING

R-20 FLU

6- B TYPE UNITS, 1,510 SF EACH

3- C TYPE UNITS, 1,315 SF EACH

13,005 TOTAL UNIT SF

FAR= .42 (MAX .5 ALLOWED)

----- BUILDING SETBACK LINE

MANHATTAN AVENUE PARCEL

DREW PARK CRA STRATEGIC ACTION PLAN UPDATE
TAMPA, FL



Streetscapes – Business & Local Streets

3.2.5 BUSINESS CONNECTOR STREETS

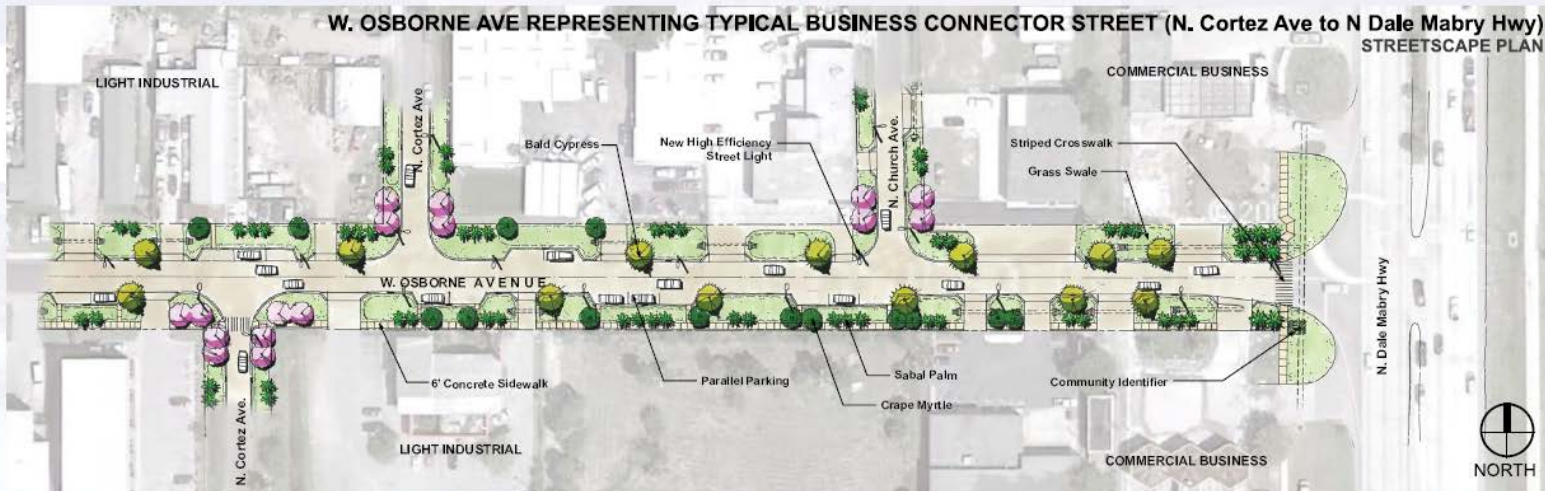
Business Connector Streets are the east-west streets located north of MLK Boulevard. These streets provide easy access to local businesses in the area. They are characterized by wide right of way widths, existing grass drainage swales, existing sidewalks and no curbs. Proposed improvements include:

- Community Identifier at Dale Mabry intersection.
- New 6' Sidewalk on one side of street between Lois and Dale Mabry.
- Type D Curb with openings to swale areas.
- Street Tree Planting
- New Street Lighting
- No Irrigation
- Opportunity for Bio-swales after further analysis.

3.2.6 LOCAL BUSINESS STREETS

Local business streets include streets north of MLK that are accessed by the business connector streets. These streets have narrower right of ways, lower traffic volumes, and higher numbers of street parking. Emphasis is placed on street parking. Improvements will generally match the design for Grady Avenue. Improvements include:

- Continuous Type D curb with openings to swales
- 5' Sidewalk on two sides of the road if R.O.W. allows, otherwise one 5' sidewalk
- Small Tree Planting
- New Street Lighting
- No Irrigation
- Opportunity for Bio-swales after further analysis.



Grants

- Façade Improvements
- Residential
- Non-Residential



Murphee Façade Grant - Before

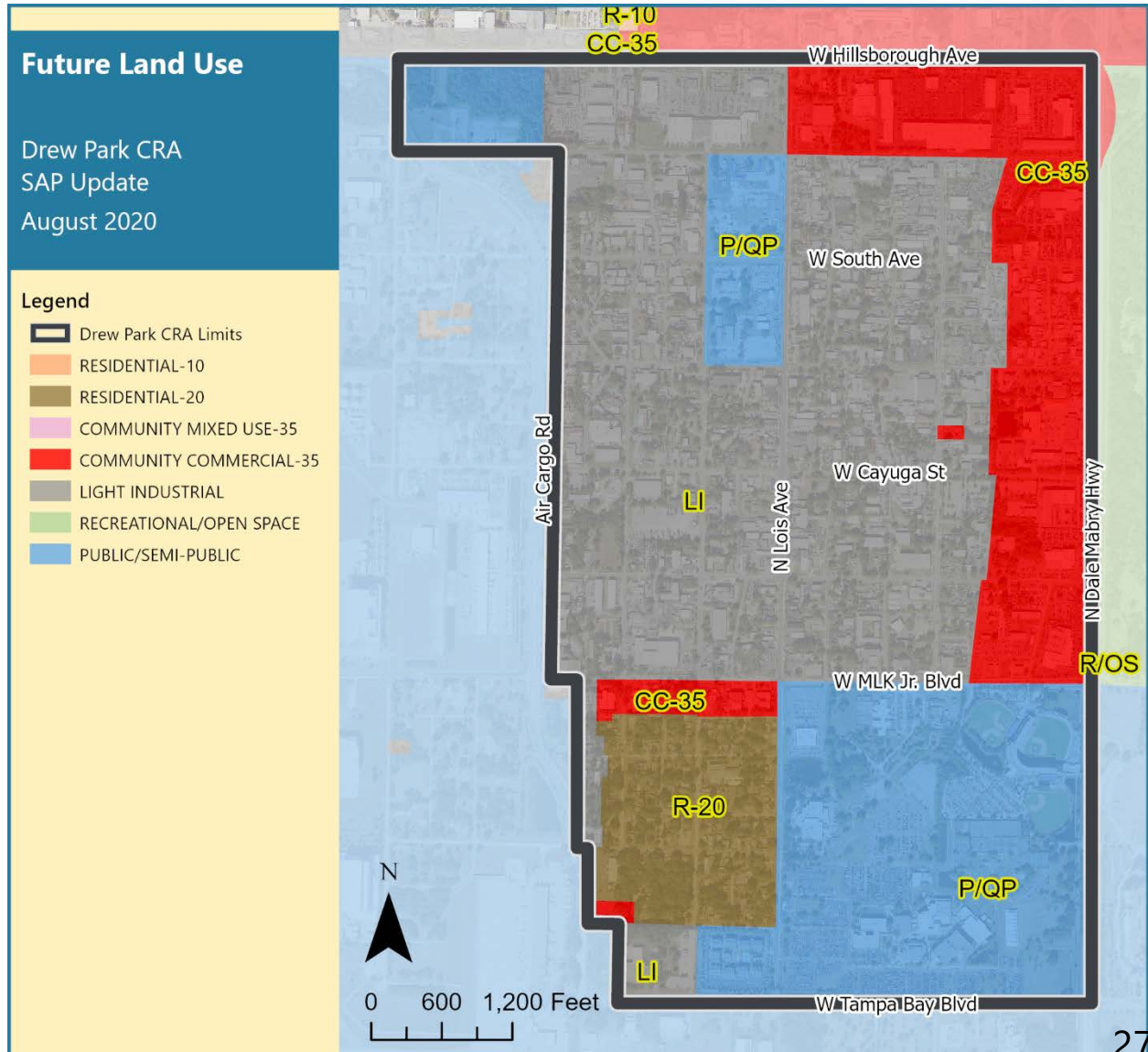
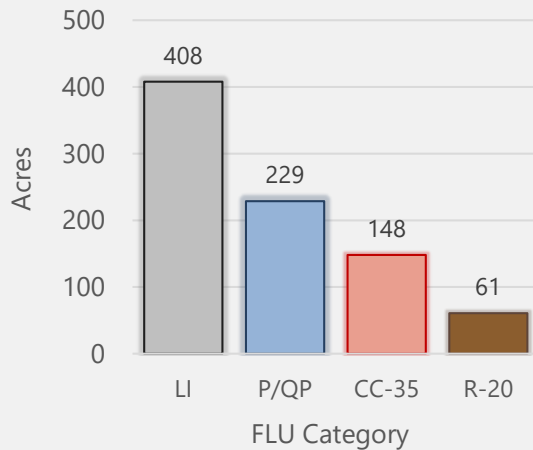


Murphee Façade Grant - After

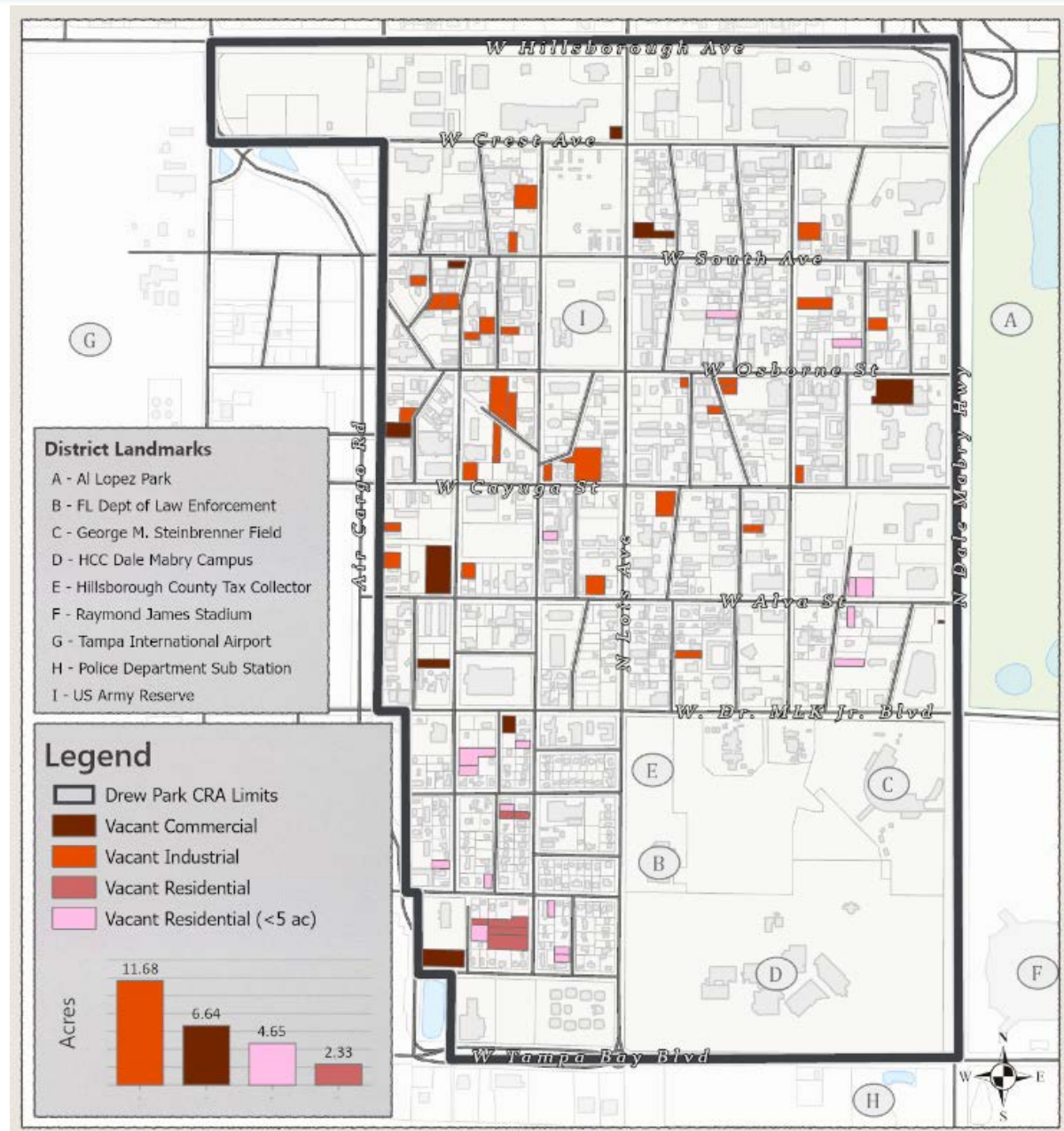
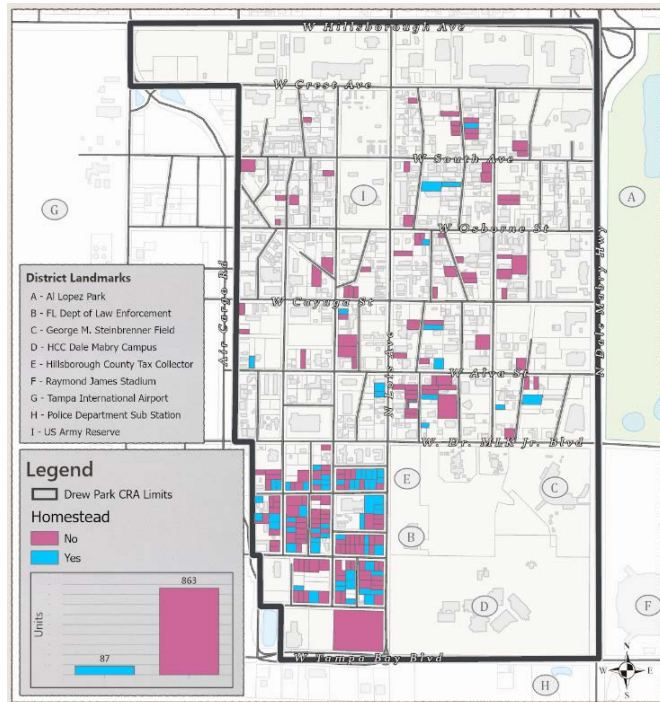
Future Land Use

- Mostly Industrial Use
- Public Use
- Commercial Frontages
- Limited Residential

Future Land Use Acreage



Vacant Lands



No.	Key Strategies	Lead Dept / Agency	Priority (H-M-L)	Status
STRATEGY 1: Invest TIF in infrastructure to encourage increased community investment and improve the quality of life.				
A	Drew Park's context is dominated by light industrial uses with a large amount of open storage, rural street x-sections with open stormwater ditches, missing pedestrian sidewalks, and routine business use of public r/w's.	DPCAC; Other CRAs; HD		
	<ul style="list-style-type: none"> Sidewalks – Support and supplement installation of missing sidewalk segments. 		High	Ongoing
	<ul style="list-style-type: none"> Street Repaving – Coordinate, identify, prioritize, and fund repaving of streets with on-street parking. 		High	TBD
	<ul style="list-style-type: none"> Stormwater – Coordinate, identify, prioritize, fund stormwater improvements. 		Medium	TBD
STRATEGY 2: Continue to improve the appearance and investment appeal of highly visible gateways and major corridors.				
A	Drew Park's street network has a range of existing conditions that impedes active and attractive community and business activities.	DPCAC; Other CRAs		
	<ul style="list-style-type: none"> Streetscape & Beautification Master Plan – prioritize and fund needed corridor and gateway improvements that will add to the CRA's business and community appeal. 		High	Ongoing
	<ul style="list-style-type: none"> Crime Reduction – Evaluate and create an enhanced security plan with TPD. 		High	TBD
	<ul style="list-style-type: none"> Lighting – Evaluate and create an enhanced lighting plan with TECO for key areas. 		Medium	TBD
Abbreviations: DPCAC – Drew Park Community Advisory Committee; DPW – Department of Public Works; HD – Housing Department; TPD – Tampa Police Department;				

No.	Key Strategies	Lead Dept / Agency	Priority (H-M-L)	Status
STRATEGY 3: Provide grant incentives to support public strategic and private catalytic projects.				
A	Local government incentives may be utilized to support redevelopment interest in the Area. Different types of incentives should be explored to support the varying land use needs.	DPCAC; Other CRAs		
	<ul style="list-style-type: none"> Marketing – Create and implement a plan that highlights brand messaging, provides digital information, and defines economic development opportunities. 		Medium	TBD
	<ul style="list-style-type: none"> Non-Residential Grants – Evaluate and identify grant programs for increased business improvements. 		High	Ongoing
STRATEGY 4: Improve housing conditions and reinvestment.				
	Drew Park’s existing housing is pre-dominantly single-family pattern that has a Residential 20 Future Land Use designation that provides density flexibility for redevelopment.	DPCAC; Other CRAs; HD		
	<ul style="list-style-type: none"> Residential Grants – Evaluate and identify grant programs for increased housing improvements. 		High	TBD
	<ul style="list-style-type: none"> Housing – Coordinate with other CRAs, provide public owned lands for future housing. 		High	TBD
Abbreviations: DPCAC – Drew Park Community Advisory Committee; DPW – Department of Public Works; HD – Housing Department; TPD – Tampa Police Department;				

Next Steps

- Please ask any questions.



E-questions may be directed to:

Jesus Nino, AICP, CFM, Urban Development Manager
@ E: DrewParkUpdate@TampaGov.net or Ph: [813.274.7427](tel:813.274.7427)

Presentation will be available at: www.tampagov.net/CRA/drew-park/sap-update



**Drew Park Community Redevelopment Area
Strategic Plan Update**
December 2, 2020 (5:30 to 6:30 p.m.) Workshop #3



**Community
Redevelopment
Agency**