

# Sulphur Springs

## NEIGHBORHOOD ACTION PLAN

Phase 1: Data Assessment and Neighborhood Positioning

May 2025



Revised in July 2025



# Executive Summary



Hillsborough River

The Sulphur Springs community is just north of downtown Tampa along the Hillsborough River. Its namesake destination, Sulphur Springs, were the original attractions and draw to this once vibrant and thriving part of the City. Although settlement in the area began in the 1800s, the Sulphur Springs community was officially platted in 1911, established during the 1920s, and later annexed by the City of Tampa in 1953. In recent decades, the neighborhood has been in a state of decline compared to the other communities in the City. This plan aims to identify key implementable actions to continue the improvement of this community of approximately 10,000 people to a thriving neighborhood with enhanced facilities and amenities in line with the community's aspirations for the neighborhood.

The neighborhood improvement themes, proposed projects, and recommendations will be identified through a collaborative process and interactive engagements with the residents, businesses, property owners, and community organizations of Sulphur Springs, as well as various City departments and agency partners. The action plan will reflect and embody the best planning practices from around the state and country.

This Phase 1 report presents the data assessments, outcomes of the community engagements, and initial opportunities and challenges based on these studies. This

report is organized in five sections and a separate appendix, which features this phase's supporting documents and meeting notes.

- ▶ The introduction section lays out the background and purpose of the project and the neighborhood history and context.
- ▶ The second section reviews and analyzes neighborhood maps demographics, planning policies and studies, and land use and infrastructure conditions, including current and future projects planned or anticipated in the Sulphur Springs neighborhood.
- ▶ The third section presents a mapping of the neighborhood's assets by topics based on the site visits and ground conditions. The neighborhood's main assets include its heritage, the Nebraska Avenue corridor, the Sulphur Springs and River Tower Parks along the Hillsborough River, the Sulphur Springs K-8 School and community facilities, and which are discussed separately.
- ▶ The fourth section features the community sentiments and aspirations from the extensive community and stakeholder outreach undertaken over the first phase of the project. The results of the survey, public meetings, and conversations with the community are documented and analyzed. The feedback highlights the need for

improvements in the neighborhood's overall safety and physical condition, residential, shopping, and employment and better access to the schools, parks, and neighborhood facilities.

- ▶ The last section sets out the initial opportunities and challenges, a draft vision, action plan principles, and initial positioning for the neighborhood. The draft vision states "Sulphur Springs is a welcoming, resilient neighborhood where history and progress blend to create a vibrant, thriving community. With a focus on sustainability, connectivity, and opportunity for all, Sulphur Springs will serve as a model of community-driven revitalization, improving the lives of its residents while celebrating its rich heritage."

The work featured in this report will be the foundation for the next phase of the Action Plan, which will explore an Implementation Strategy work for the project.



Manatees in the Hillsborough River

# Acknowledgements

## Project Team

### City of Tampa Staff

City Planning Department

Evan Johnson, Interim Planning Director

Lauren O'Neill, Senior Planning Coordinator

Community Engagement and Partnerships Division

Economic Opportunity Department

Development & Growth Management Department

Neighborhood Enhancement Division

Mobility Department

Parks & Recreation Department

Resiliency and Sustainability Team

Water Department

Wastewater Department

## Consultant

### Ayres

Binoy Panicker, Principal Urban Planner

Breyonne Jeter, Planning Project Manager

Diego Guerra, Senior Planner

Jay Molokwu, Community Planner

Aaron O'Keefe, GIS Specialist

Jenn Stirmel, Editor

Matt Ashby, Branding & Positioning Specialist

### Conscious Community Connectors

Fatima Elkott, Founder and Urban Planner

Jason Gonzalez, Marketing and Community Engagement Strategist

### Vrana Consulting

Tammy Vrana, President, Urban Planner and Engagement Specialist

Special thanks to the staff at the Bartholomew North Tampa Community Center, United Way Suncoast, Charlie Adams, president of the Sulphur Springs Neighborhood Association, Norma Robinson, and the whole Sulphur Springs community.



The first public meeting

# Glossary

**Infrastructure:** Public facilities and systems that support community life—such as roads, water, sewage systems, utilities, and public buildings. For Sulphur Springs, this term might be expanded to include a focus on critical improvements and maintenance of aging infrastructure.

**Land Use / Zoning:** The regulatory framework that designates how parcels of land can be used and what types of structures may be built. This term covers residential, commercial, industrial, and mixed-use zones and includes rules governing density, setbacks, and land development.

**Affordable Housing:** Housing options that are financially accessible for low-income households. The definition should clarify eligibility criteria, affordability metrics, and strategies to increase the housing stock without displacing current residents.

**Infill Development:** New construction or redevelopment of underused or vacant parcels within the already established urban area. In a neighborhood like Sulphur Springs, infill projects can revitalize spaces and add needed housing or community services without expanding city boundaries.

**Accessory Dwelling Units (ADUs):** Smaller, secondary housing units located on the same lot as primary residences. ADUs can offer flexible housing options, helping to increase density and generate additional income streams for property owners.

**Economic Opportunity:** The potential for fostering local job creation, small business growth, and community investment. This term can encompass initiatives focused on workforce development, upward mobility, and entrepreneurial support within the neighborhood.

**Mixed-Use Development:** Planning that combines residential, commercial, and sometimes institutional uses within a single area or building. This approach can create vibrant, walkable communities that reduce the need for car travel and foster economic and social diversity.

**Sustainable Urbanism:** A planning philosophy that promotes environmentally responsible and resource-efficient development. This term can cover everything from green infrastructure and energy-efficient buildings to strategies that improve mobility and reduce pollution.

**Resilience:** The ability of the neighborhood's infrastructure, economy, and social fabric to absorb and adapt to challenges, whether they be environmental, economic, or social. Definitions should include strategies for disaster preparedness, climate change adaptation, and community resource management.

**Social Equity:** Ensuring that urban planning policies and community improvements fairly benefit all residents, particularly those from historically underserved backgrounds. This definition should address not only fairness in access to housing and services but also processes that include participation from all community segments.



Lit Fest

Neighborhood residents gathered at the first public meeting



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# 01

## INTRODUCTION



# Background and Purpose

The City of Tampa is developing a long-term vision for the Sulphur Springs area through a Neighborhood Action Plan, which aims to reinvigorate the area and enhance its facilities, amenities, and overall quality of life. The Action Plan is a collaborative, community-driven process that involves interactive engagements with residents, businesses, property owners, and community organizations. The plan identifies neighborhood priorities and specific public investments, programs, partnerships, and funding strategies through these engagements. The plan serves as a roadmap and reference for decision-making, ensuring that efforts align with the community's needs and priorities.

## The Action Plan Will:

- ▶ Guide investments in infrastructure, including roads, sidewalks, parks, and utilities.
- ▶ Inform updates to zoning ordinances, land use plans, and housing policies to support the neighborhood's goals.
- ▶ Establish or enhance community programs, such as job training, social services, or youth activities.
- ▶ Assist the City in prioritizing and allocating funding for capital improvement projects.
- ▶ Form the basis for state, federal, and private funding.
- ▶ Encourage and formulate partnerships with community partners, organizations, and public agencies.
- ▶ Development of clear goals for the neighborhood's future that address housing, transportation, recreation, the environment, and local business and economic needs.

The project website and updates can be found here:

[www.tampa.gov/sulphursprings](http://www.tampa.gov/sulphursprings)



Part of the project team at the annual Sulphur Springs Literature Block Party



Mural on the side of the building overlooking the original "spring" pool

Sulphur Springs has been ignored for too long ... Invest into the people in the community if you want the community to flourish.

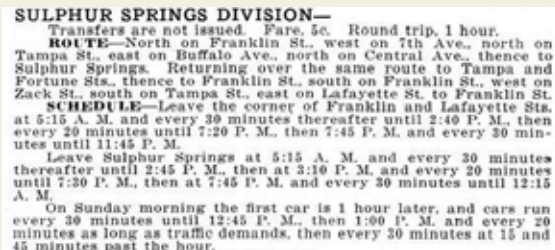
# Neighborhood History

Sulphur Springs is a small community of approximately 1.45 square miles, bounded by Busch Boulevard to the north, the Hillsborough River to the south, 22nd Street to the east, and Nebraska Avenue to the west.



1899 newspaper article of the sale of Sulphur Springs

The area's history dates to the 1800s, when Tampa city commissioners contracted the Berlin Iron Bridge Company to construct a bridge over the Hillsborough River at County Road. In the late 1890s, Dr. John Mills and Josiah Richardson acquired land spanning from the Hillsborough River to Waters Avenue, between Florida and Nebraska avenues, with the intention of developing a vibrant tourist and recreational destination for middle- and working-class visitors. In 1906, Richardson purchased the full property from Mills and established a subdivision called the "Sulphur Springs Addition to Tampa." Although no community-specific census data is available for this period, nearby African American neighborhoods such as West Tampa, Belmont Heights, and Hyde Park began taking shape and growing in population.



1915 streetcar schedule from Rinaldi's Guidebook

In 1907, the Tampa and Sulphur Springs Traction Company received approval to construct a bridge across the Hillsborough River near Nebraska Avenue. A year later, a trolley line was completed, making Sulphur Springs the final stop on the system's north spur, further connecting the area to the City and enhancing its appeal as a resort destination. Between 1911 and 1920, the Spring Hill neighborhood within Sulphur Springs saw a growing African American population and the development of five residential streets. During this time, the Live Oak Cabins, among the area's first motels, opened to accommodate tourists. Sulphur Springs also gained national attention as the filming location for *The Birth of a Race*, directed by John W. Noble. The production featured hundreds of African American extras from Tampa and premiered at the City's Strand Theatre.



Sulphur Springs swimming pool and bathhouse

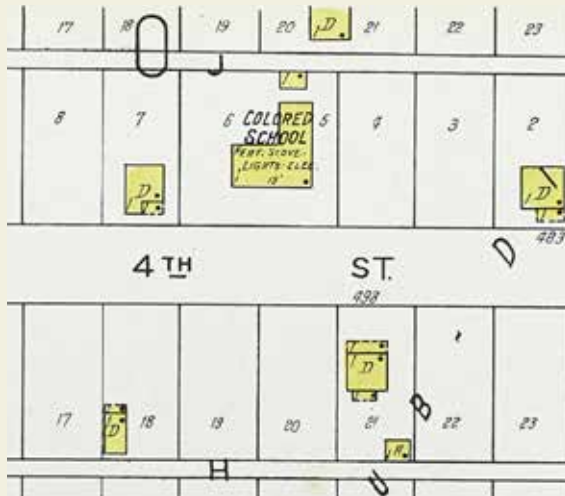
The 1920s marked the height of Sulphur Springs' popularity. Tourists were drawn to the mineral springs and a 40-foot water slide. A steam boat transported visitors along the river between downtown Tampa and Sulphur Springs, and the area flourished with attractions. One such attraction was the Arcade, a bustling indoor shopping complex that housed the Spring Hotel, a post office, barbershop, sheriff station, apartments, retail shops, bathhouse, fishpond, dock, pool, and restaurant. The Arcade is considered Florida's first indoor shopping venue, a precursor to modern malls. An alligator farm was also a notable attraction. During this time, Reverend H.M. Dillard established the first school for African American children at Spring Hill Missionary Baptist Church, which was colloquially known as the Brown Derby. Despite its development, Sulphur Springs was not incorporated into the City of Tampa at this time.



Sulphur Springs Water Tower construction and promotion

In 1927, the iconic Tampa Water Tower was constructed to supply water to the Sulphur Springs Hotel and Apartments. However, in 1933, the collapse of the TECO

dam caused catastrophic flooding that severely damaged the community. By the 1950s, the land was repurposed as a drive-in movie theater. A 1946 state survey of school buildings revealed stark disparities in the education system. The Spring Hill School on Okaloosa Avenue, serving African American students, ranked 87th from the bottom out of 1,000 schools and was described as one of the state's poorest facilities, with about 100 students in grades 1-9. In contrast, the school for white children in Sulphur Springs scored a significantly higher 650 on the same scale.



Sanborn Map of the Former Dillard Elementary site

By the 1950s, the 1931-1955 Sanborn map recorded the location of Dillard Elementary School, which replaced the original Spring Hill School. Dillard Elementary was demolished around 1968. Its former location, bounded by Busch Boulevard to the north, I-275 to the east, E. Yukon to the south, and Florida Avenue to the west, is now occupied by a mix of developments, including retail centers such as Home Depot and Walmart, Westchester Manor Condominiums, a storage facility, and parking lots. The 1960s brought economic decline to the area. Due to pollution, bacterial contamination forced the closure of the springs. The City of Tampa continued to draw water from the springs during droughts in order to supplement water

flow to Hillsborough River Reservoir and downstream wildlife habitats. Yet, the water contamination rendered them permanently unsuitable for recreational use. The Berlin Iron Bridge Company's original bridge was torn down to accommodate modern transportation needs.



Former Arcade site

In 1974, despite significant public opposition, J.T. Hendrick sold the historic Arcade to be developed as a site for Greyhound racing. Two years later, the structure was demolished to expand parking for the nearby dog track. That same year, the Sulphur Springs Pool was renamed North Tampa Beach, and its old pavilion was replaced with a contemporary building featuring dressing rooms, food concessions, and the North Tampa Chamber of Commerce offices. All remaining land and structures were sold and demolished. Over the years, numerous redevelopment proposals for the Water Tower site have emerged, yet persistent community opposition has preserved the site as an open space for public use.



Sulphur Springs Dog Track



Sulphur Springs Theatre 1943



Aerial view of Sulphur Springs

# Sulphur Springs Today



Looking north from Water Tower Park

Sulphur Springs is a neighborhood rich in history and community. Once renowned for its natural mineral springs that attracted tourists in the early 20th century, the area has evolved into a diverse residential community. The iconic Sulphur Springs Water Tower, constructed in 1927 and refurbished in 2024, remains a prominent landmark and a testament to the neighborhood's history.

Today, Sulphur Springs features a blend of residential options, from historic homes to modern multi-family complexes and new infill affordable single-family houses. The area is shaded by majestic oak trees, many of which line the banks of the river. The community is intersected by various active commercial corridors, primarily to the west and north. The community is characterized by its family-centric amenities and affordability, making it appealing to a broad demographic. Sulphur Springs features many parks and connections to nature and the River. Currently, there are a limited number of activations of the parks for festivals, regular programming, and smaller private events. At the time of this report's publishing,

the Sulphur Springs pool is closed due to structural concerns that are being further investigated and analyzed for potential solutions. These parks, connections to nature, and recreational opportunities are important assets of the community that are recognized as important targets for improved access and activation.

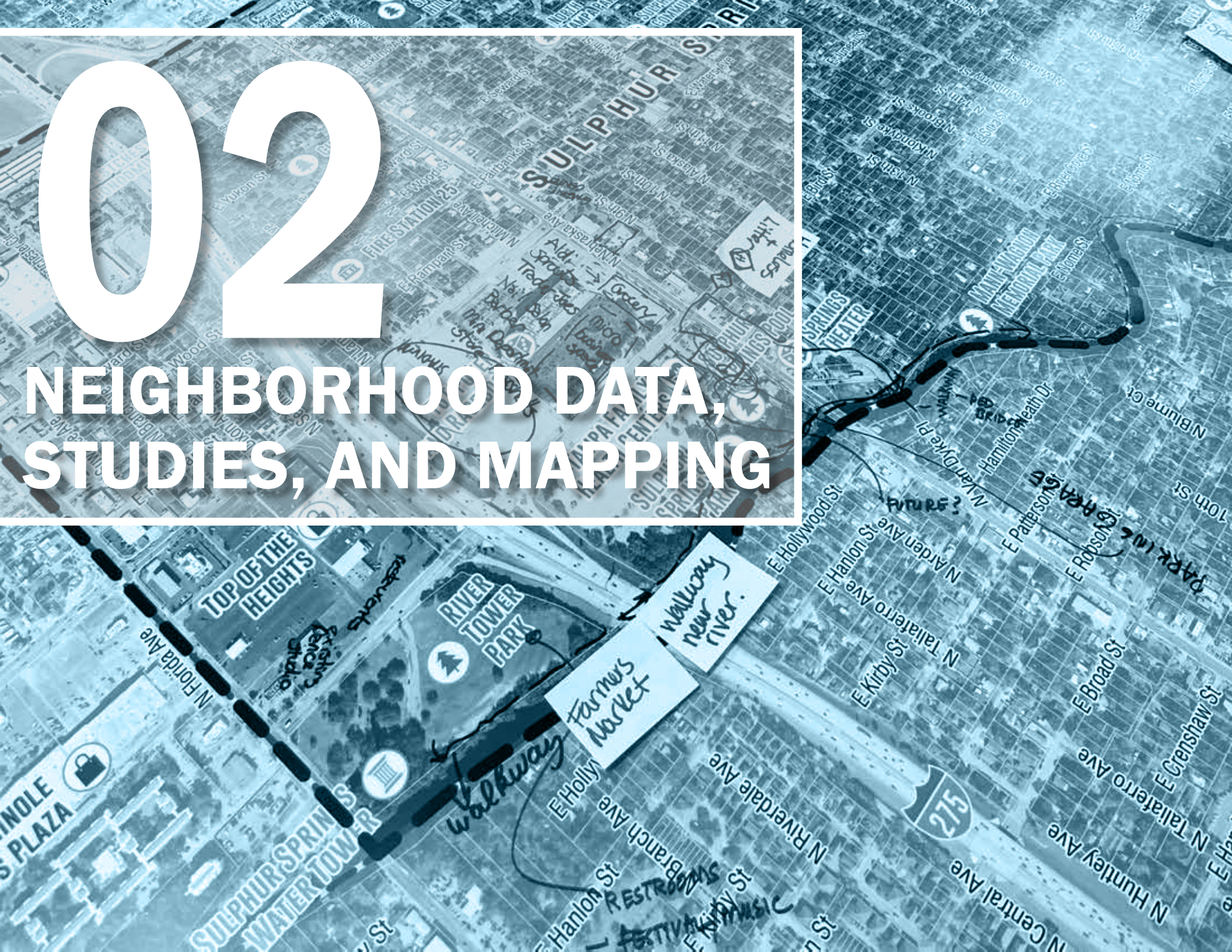
The neighborhood's proximity to major thoroughfares like Interstate 275 and U.S. Route 41 (Nebraska Avenue) ensures convenient connectivity to downtown Tampa and surrounding areas. Local initiatives, such as the Sulphur Springs Neighborhood of Promise, aim to foster a resilient community by guiding investments in infrastructure and supporting development policies aligned with residents' goals. While Sulphur Springs faces challenges common to many urban neighborhoods, ongoing revitalization efforts and active community engagement reflect a collective commitment to preserving its unique character and enhancing the quality of life for its residents.



Sulphur Springs Park Trail

... Overall I like living here because people are friendly and the area is really accessible to many places and connects to many main roads, but the neighborhood still needs a lot of help ...

# NEIGHBORHOOD DATA, STUDIES, AND MAPPING



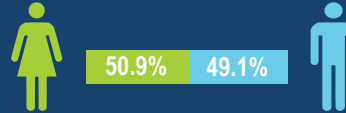
# Sulphur Springs Demographic INFOGRAPHICS

## Population Comparison

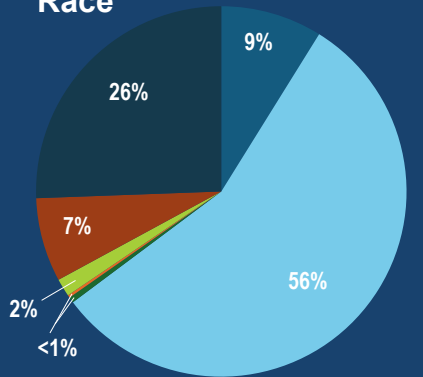
City of Tampa **403,361**  
Sulphur Springs **9,119**



## Sex



## Race



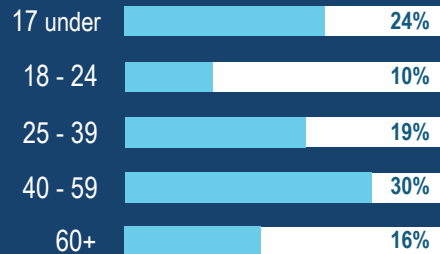
■ : African-Americans  
□ : Hispanic/Latinos  
□ : Whites  
■ : Two or More Races  
■ : Some Other Race  
■ : Native Americans  
■ : Hawaiian or Pacific

**2,767**  
Households  
Average **2.5** persons

## Median Age

**36**  
Years

## Age by Group



**\$\$\$**

## Median Household Income

**\$55,988**

## Car Ownership of 18+ Adults

42%

## Employment of 18+ Adults

94%

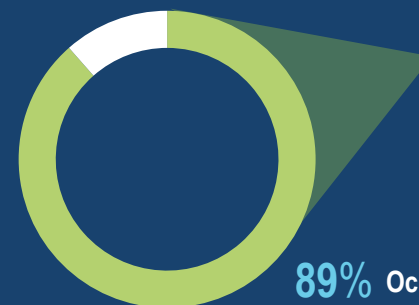
## Poverty

25%

1 icon = 2,000 people

## Occupancy Rates

11% Vacant



Homeowners  
38%

Renters  
62%

## Cost Burden for Homeowners

**25%**

## Cost Burden for Renters

**41%**

## Median Home Value

**\$264,900**



## Housing Units

**3,568**

Most Houses Built in **1967**

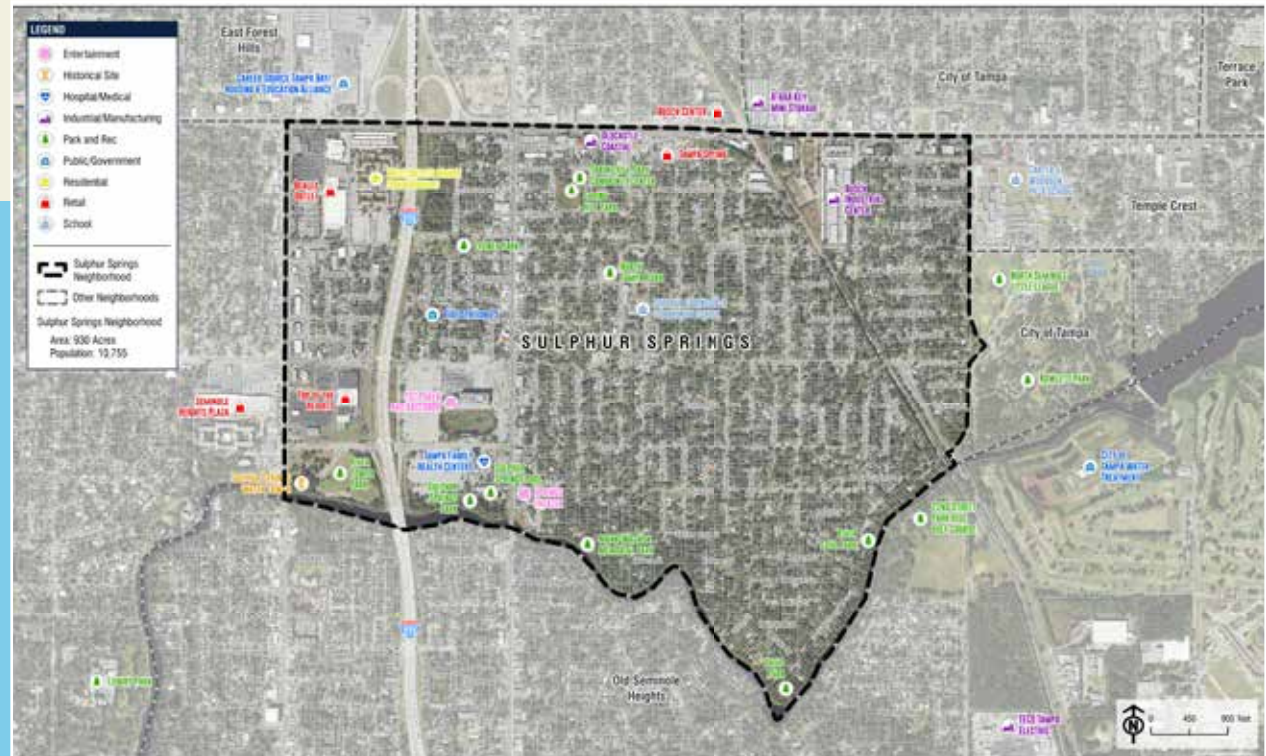
# Social-Economic Analysis

## A Small but Strong Neighborhood

Sulphur Springs is a small neighborhood in Tampa, Florida, within Hillsborough County. While Hillsborough County is home to over 1.5 million people and Tampa has more than 403,000 residents, Sulphur Springs is home to just over 9,100 people – about 2% of Tampa's population and only 0.6% of the county. But numbers alone don't tell the full story of this unique place. Even though it's small, the community holds a lot of heart, history, and potential.



Residents at the annual Sulphur Springs Literature Block Party

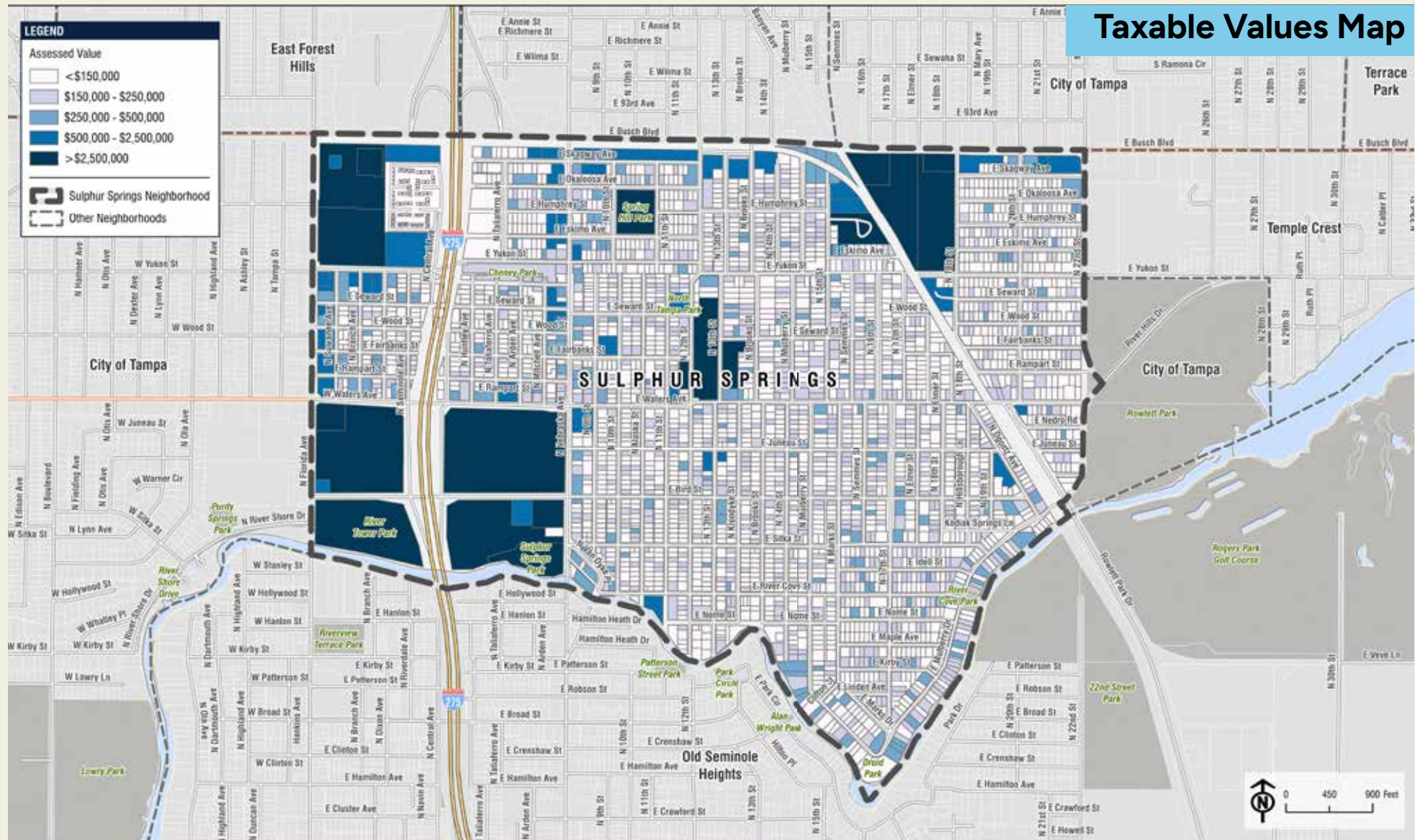


Sulphur Springs Neighborhood Map

Sulphur Springs is one of the more diverse neighborhoods in Tampa – a close-knit community comprised families, children, working adults, and elders. About half of its residents are Black or African American (around 4,500 people), about 30% are White, and a little over 20% are Hispanic or Latino. This mix of cultures and backgrounds is something that makes the neighborhood unique. While other parts of Tampa and Hillsborough County also have diverse populations, Sulphur Springs has a higher share of Black residents than many surrounding areas. The median age in the neighborhood is around 36 years old, which is about the same as Tampa's median and slightly younger than the county's. The gender split in Sulphur Springs is also fairly even – about 50% male and 50% female, reflecting similar regional trends.

Sulphur Springs is home to nearly 2,800 households. Most residents in the neighborhood are renters (62%) rather than homeowners (38%), which often means higher turnover as families move in and out more frequently. Many households also spend 30% or more of their income on housing (cost burden), 41% for renters and 25% for homeowners in the community. The median rental price in Sulphur Springs for all units types - studio to 3 bedrooms - is \$1,292, and the median mortgage payment is \$1,490. The median home value (\$264,900) is generally lower than the city (\$454,800) and county (\$396,200) making it a more affordable option for some. This affordability is tied to an aging housing stock, with most homes built around 1967. Many vacant properties in the area (11%) contribute to challenges such as neglect and reduced neighborhood stability.

# Social-Economic Analysis



Taxable values in Sulphur Springs are lower than the citywide median, creating an opportunity for affordable homeownership and future real estate development that can be guided by the community.

# Social-Economic Analysis



Sulphur Springs Resource Center

Lower homeownership can also make it harder for families to build long-term wealth or put down lasting roots in the community. Providing paths to affordable homeownership would allow households to build equity and encourage community pride and participation.

Median household incomes in Sulphur Springs (\$55,988) are generally lower than those in Tampa (\$72,851) and Hillsborough County (\$76,687). Families must carefully stretch their budgets to cover basic needs like housing, food, transportation, and healthcare. Poverty is a persistent challenge in the neighborhood, with a higher percentage of families living below the poverty line (25%) compared to the county (13.2%). Local job opportunities tend to be concentrated in service industries such as retail, hospitality, and food service.

Due to this lack of a broad range of employment sectors, Sulphur Springs residents may find it harder to access higher-paying, stable jobs nearby. As a result, unemployment rate (6.2%) are often higher (compared to 3.5% for the city and county) and may reflect that some people rely on multiple part-time jobs to make ends meet.

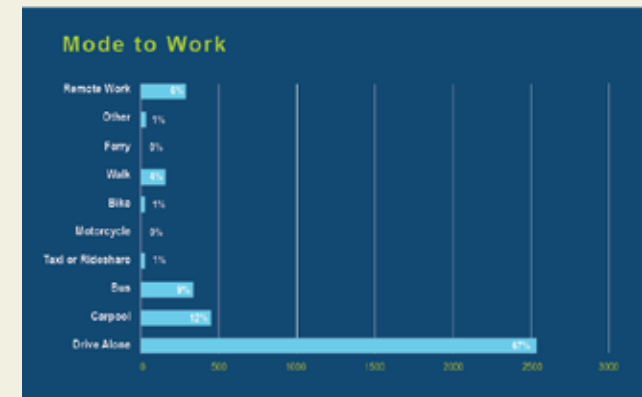
Public assistance programs like food stamps and housing subsidies are vital lifelines for many, particularly for

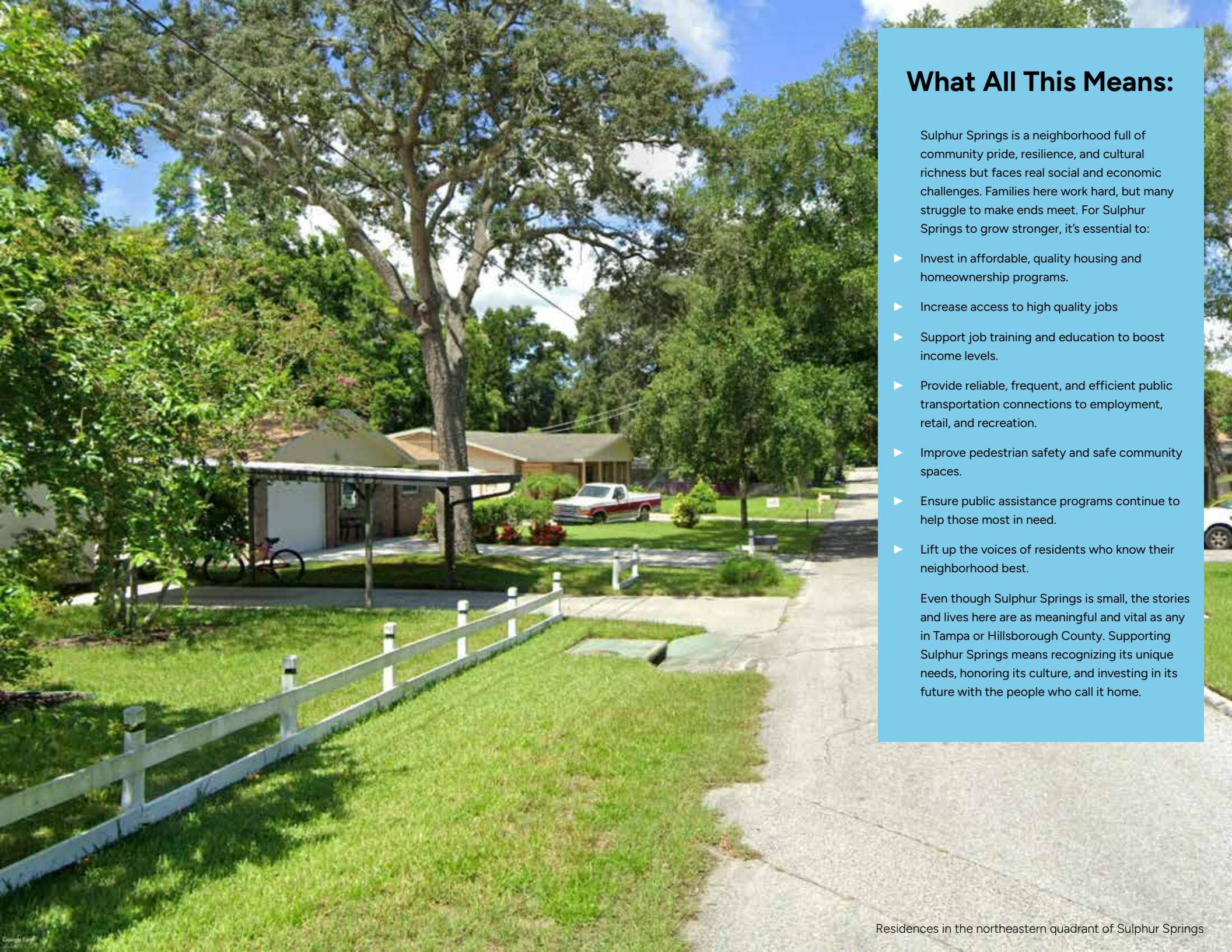
households with young children, seniors, or individuals living on fixed incomes. Families often face tough decisions between paying rent, affording groceries, maintaining transportation, or managing medical costs. These economic pressures don't just affect household finances; they ripple through the community, impacting health, education, and long-term well-being.

... The homelessness issue is also quite visible, and creating affordable housing, shelters, or even tiny homes would be a meaningful solution ...

Transportation is a major concern in Sulphur Springs. Many residents either do not own a car or share a single vehicle within their household. While most people in Tampa and Hillsborough County rely heavily on driving to get to work, school, or run errands, Sulphur Springs residents are more likely to walk, bike, take the bus, or carpool (25% versus 13% for both the city and county). This makes reliable and efficient public transit especially important for the neighborhood. However, bus service

can be infrequent or slow, and commutes are often longer, particularly for those working outside the area or needing to transfer between routes. These longer travel times can increase costs and limit access to quality jobs. Investing in better public transportation, safer streets for walking and biking, and creating more local job opportunities would help improve mobility and economic stability for the community.





## What All This Means:

Sulphur Springs is a neighborhood full of community pride, resilience, and cultural richness but faces real social and economic challenges. Families here work hard, but many struggle to make ends meet. For Sulphur Springs to grow stronger, it's essential to:

- ▶ Invest in affordable, quality housing and homeownership programs.
- ▶ Increase access to high quality jobs
- ▶ Support job training and education to boost income levels.
- ▶ Provide reliable, frequent, and efficient public transportation connections to employment, retail, and recreation.
- ▶ Improve pedestrian safety and safe community spaces.
- ▶ Ensure public assistance programs continue to help those most in need.
- ▶ Lift up the voices of residents who know their neighborhood best.

Even though Sulphur Springs is small, the stories and lives here are as meaningful and vital as any in Tampa or Hillsborough County. Supporting Sulphur Springs means recognizing its unique needs, honoring its culture, and investing in its future with the people who call it home.

# Planning Policies & Studies

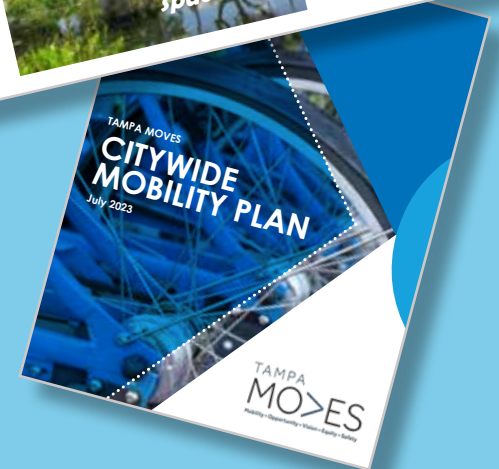
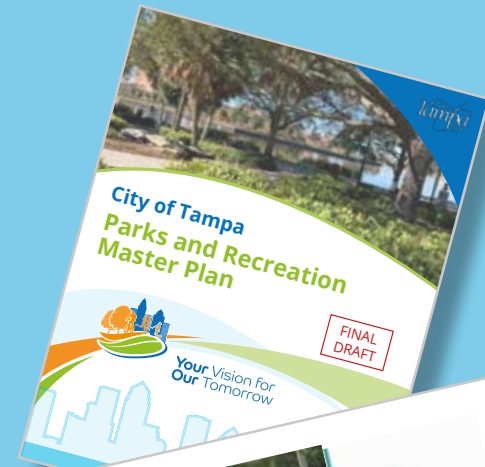
Several planning policies and studies from the City of Tampa and Plan Hillsborough are shaping the future of the Sulphur Springs neighborhood. These efforts reflect a coordinated vision to revitalize the area through improved infrastructure, economic opportunities, housing, safety, and community engagement.

- ▶ The Imagine 2040 Tampa Comprehensive Plan from Plan Hillsborough, adopted in 2016 and amended in 2024, presents a broader framework for growth and development in the City. It encourages sustainable land use, increased transportation options, and equitable economic development. Within Sulphur Springs, the plan supports improvements in affordable housing, resilience to climate change, and greater connectivity between neighborhoods and employment centers. In 2025, a wholesale refresh and rewrite of the Future Land Use section of the Comprehensive Plan further expands and improves upon policies to support these goals. In line with the 2045 Comprehensive Plan update, the City of Tampa is making ongoing updates to its Land Development Code, particularly Chapter 27, seeking to align zoning regulations with the plan's goals. These updates aim to facilitate infill development and mixed-use projects, which could benefit Sulphur Springs by promoting economic growth and housing diversity. Additional plans and policies, most adopted in 2023, reinforce the Imagine 2040 Tampa Comprehensive Plan and the Live Grow Thrive 2045 Comprehensive Plan's vision.
- ▶ The City of Tampa Parks and Recreation Master Plan (2023) identifies enhancements to park facilities in Sulphur Springs and promotes environmental stewardship.
- ▶ The 2023 Tampa MOVES plan outlines a citywide strategy to improve transportation safety and accessibility. For Sulphur Springs, this includes

the Safe Routes to School project, which aims to enhance pedestrian safety along N. 12th Street by adding sidewalks and improving intersections. Additionally, the City secured a \$2.6 million federal grant to implement speed mitigation measures on corridors like E. Sligh Avenue, which borders Sulphur Springs.

- ▶ The Vision Zero Streets & Placemaking Study (2023) by Plan Hillsborough identifies improvements for key corridors like Waters and Sligh Avenues. The study recommends traffic calming, enhanced pedestrian crossings, and improved streetscapes to create safer, more connected, and inviting public spaces.
- ▶ The Sulphur Springs Flow Augmentation Feasibility Study (2023) evaluates strategies to restore and maintain spring flow for ecological and recreational benefits. This study ties into broader environmental goals for the area and could help reconnect the neighborhood with its natural assets.
- ▶ Additionally in 2023, the City expanded its Accessory Dwelling Unit (ADU) policy to include Sulphur Springs, allowing homeowners to build independent living units on their properties. This initiative aims to increase affordable housing options and was met with community support during outreach efforts.

These policies and studies collectively form a comprehensive, multifaceted strategy for revitalizing Sulphur Springs, centered on improving safety, livability, equity, and sustainability. Each initiative plays a role in advancing and supporting a long-term vision for the neighborhood through coordinated planning and implementation. Building on this foundation, the Sulphur Springs Neighborhood Action Plan will serve as a guide document outlining targeted revitalization strategies and providing a clear roadmap for the neighborhood's future.



# Land Use & Infrastructure Analysis

The Land Use & Infrastructure Analysis provides a comprehensive overview of the physical framework that shapes Sulphur Springs today and informs the possibilities for its future. This section examines the neighborhood's existing land use patterns, zoning regulations, and infrastructure systems to assess how they support or hinder revitalization goals. This analysis is the foundation for strategic recommendations that align with community needs, long-term planning goals, and equitable development outcomes by identifying areas of opportunity, such as underutilized parcels, aging infrastructure, or policy barriers. The findings in this section are essential for crafting actionable strategies that guide reinvestment, encourage sustainable growth, and improve the quality of life for current and future residents.

## Existing Zoning

The zoning in Sulphur Springs reflects its primarily residential character, with a Residential Single-Family (RS-50) designations indicating low-density, single-family housing on small to mid-sized lots. Many of the duplexes in Sulphur Springs were built before modern zoning rules, predating the current RS-50 regulations which do not permit duplexes by right and are considered legally non-

conforming. This status allows them to continue operating despite not meeting today's zoning standards. To develop or convert a property into a duplex within an RS-50 district requires a rezoning, variance, or special use permit through the Development Coordination Division. A few areas are zoned Residential Multi-Family (RM-16 and RM-24) near Nebraska Avenue and I-275, allowing duplexes and small multi-family developments, supporting modest increases in housing density.

Commercial activity is concentrated along major corridors like Nebraska and Waters Avenues, where Commercial General (CG) and Commercial Intensive (CI) zoning enables for intense uses such as automotive shops, car dealerships, etc. A few small, scattered parcels are Commercial Neighborhood (CN). In addition, the neighborhood's northern border has sites zoned Industrial General (IG). Together, these zoning patterns may imply a walkable neighborhood with commercial nodes, but often only the residential areas are potentially walkable, while commercial zones remain pedestrian unfriendly. IPoor walkability is especially problematic due to low car ownership resulting in limited access to essentials like grocery stores.

## Future Land Use

The Future Land Use (FLU) designations in Sulphur Springs envision a predominantly residential area through Residential-10 (R-10) and Residential-20 (R-20) zones, which protect low-density housing and allow for modest infill and some multi-family development. However, these strictly residential zones tend to limit commercial uses, which means essential services like grocery stores often remain outside their boundaries. Specifically, any commercial development in these zones must be neighborhood-serving, typically small-scale retail, services, or institutional functions, and is subject to strict locational and use standards in order to retain residential character.

In contrast, key areas along Nebraska and Waters Avenues are designated as , Community Commercial-35, and Urban Mixed Use-60 (UMU-60), intended to foster a vibrant mix of residential, retail, and service-oriented development that is more pedestrian-friendly and can drive economic activity. This dual approach has significant implications for redevelopment potential and service accessibility, especially in a neighborhood where low car ownership makes proximity to essential amenities crucial.

## Waterbodies

The floodplain, wetlands, and the Hillsborough River in Sulphur Springs highlight the neighborhood's unique environmental assets and vulnerability to flooding and climate impacts. There are a number of properties on the Stormwater advisory list. These are properties identified as needing to meet higher stormwater standards at development., which poses challenges for redevelopment, insurance costs, and long-term resilience. The nearby wetlands provide important ecological functions, such as filtering stormwater, supporting native wildlife, and acting as natural buffers during heavy rains. Still, they also limit where and how development can occur.

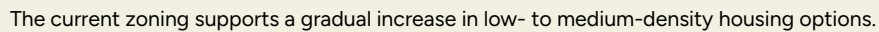
The Hillsborough River is both a defining natural feature and a recreational opportunity, offering scenic views, potential for waterfront access, and a chance to reconnect the community with its natural environment. However, water quality concerns, limited safe public access, and shoreline degradation suggest the need for restoration and careful planning. Altogether, Sulphur Springs' natural systems underscore the importance of balancing growth with environmental stewardship, resilience planning, and equitable access to green and blue spaces.



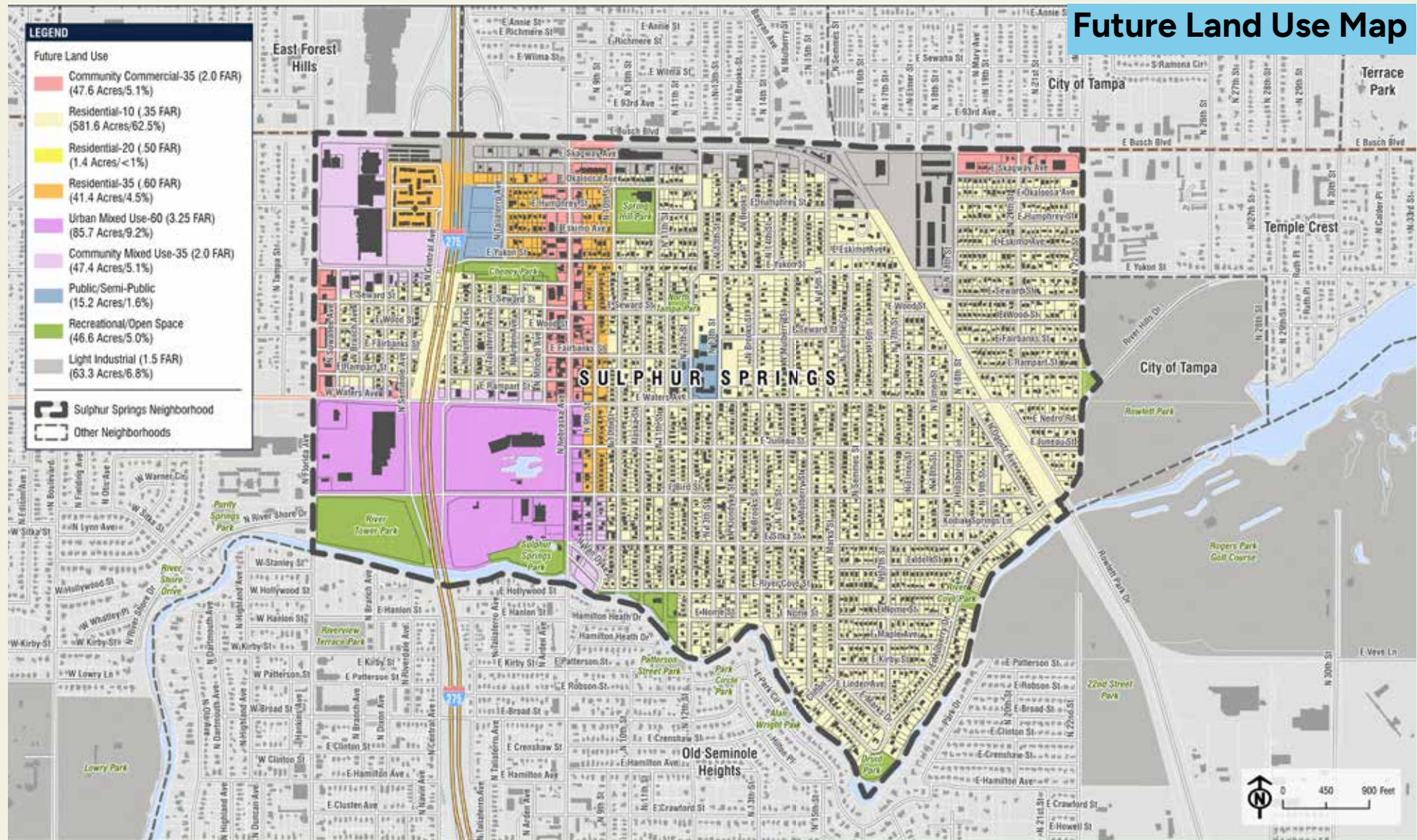
Sulphur Springs Park Trail

Source: <https://www.trulia.com/n/fl/tampa/sulphur-springs/88386/story> and <https://storymaps.arcgis.com/stories/aa23c9655c6d4a4f8f9ca32ac0c9fa26>

## 14 Sulphur Springs Neighborhood Action Plan

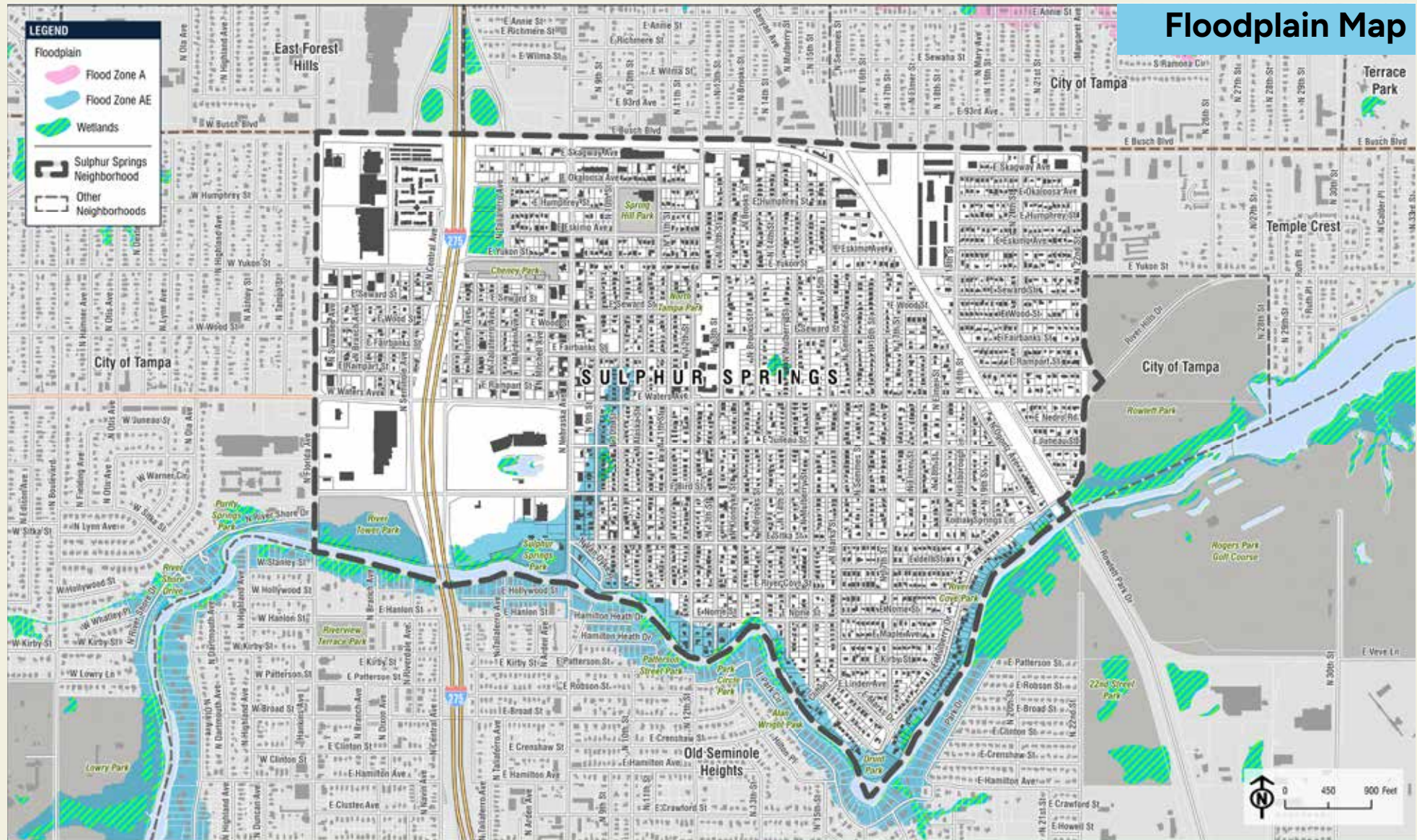


# Land Use & Infrastructure Analysis



The future land use plan envisions a stable residential neighborhood complemented by mixed-use development that meets the community's daily needs and supports local economic growth.

# Land Use & Infrastructure Analysis



A large portion of the neighborhood is located within the 100-year floodplain, which creates challenges for redevelopment, increases insurance costs, and raises concerns about long-term resilience.

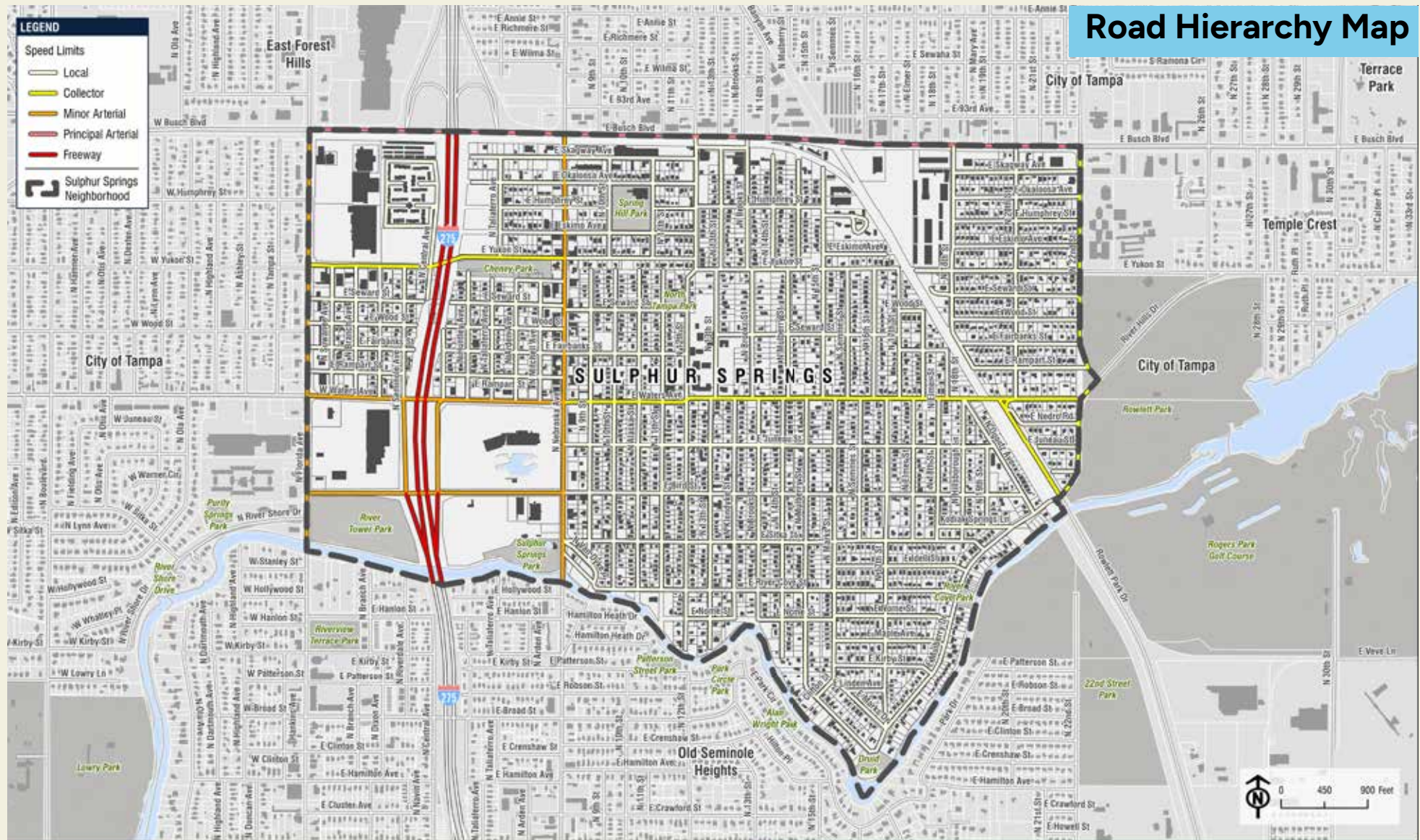
## Public Infrastructure

The infrastructure in Sulphur Springs reveals a neighborhood with critical connectivity gaps and limited multimodal options, despite its proximity to major corridors like Nebraska and Waters avenues. Bicycle and pedestrian facilities are inconsistent, with fragmented sidewalks, few dedicated bike lanes, and barriers to safe mobility, especially for youth and seniors accessing schools, parks, and transit stops. Public transportation, primarily served by HART bus routes along major streets, offers some regional access, but last-mile connections and bus stop amenities remain limited.

The streets are not designed to discourage speeding, and traffic calming is uneven, leading to safety concerns, particularly around schools and parks. The road hierarchy reflects a legacy of car-oriented planning, with arterials cutting through the community and local streets needing upgrades. Public parks and open spaces, like River Tower Park and Sulphur Springs Pool, provide valuable recreational amenities. Still, many are underutilized or in need of investment, and access to them is often hindered by poor pedestrian infrastructure. Altogether, the existing infrastructure suggests that Sulphur Springs is a neighborhood in need of comprehensive, people-centered mobility upgrades to enhance safety, connectivity, and quality of life.

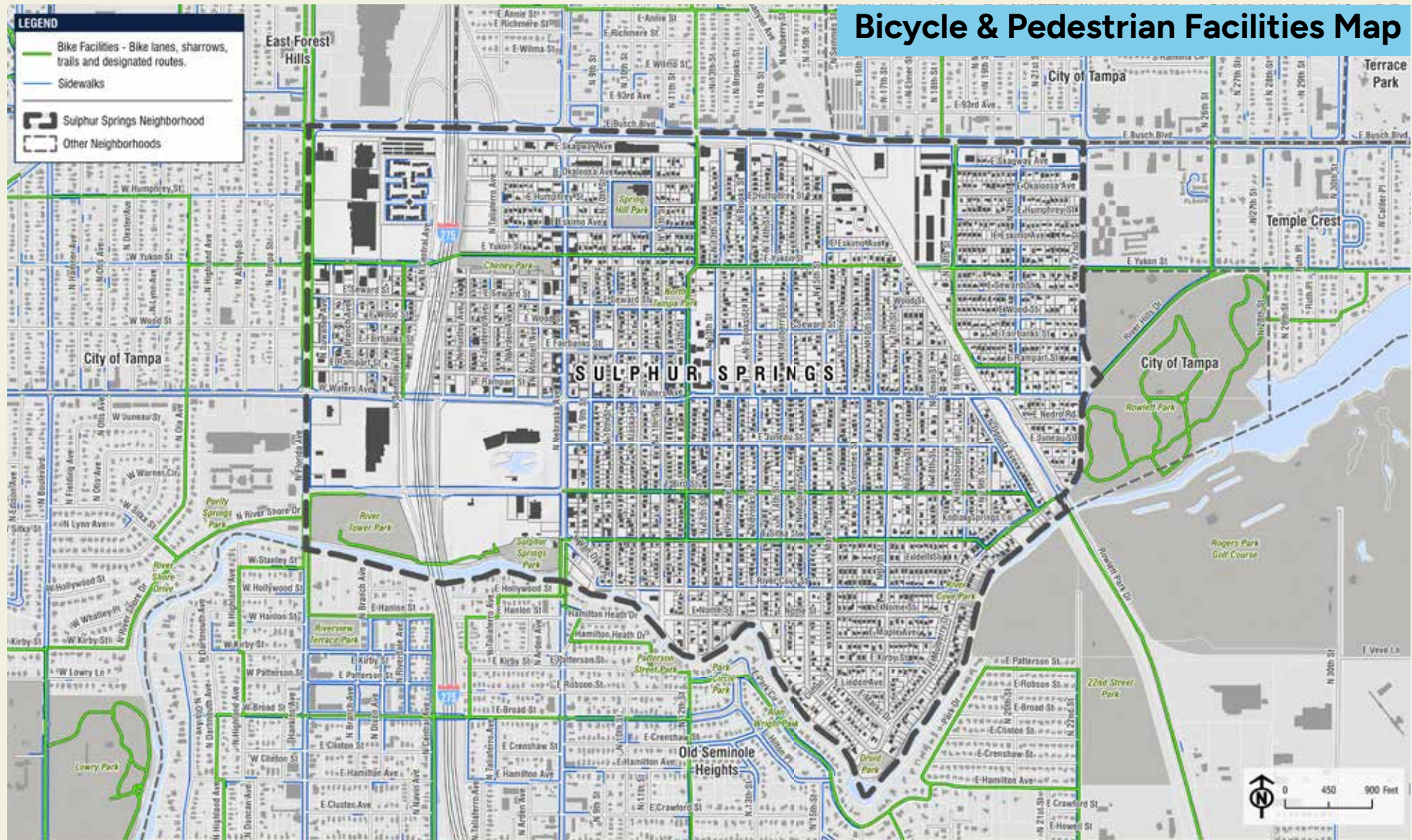


# Land Use & Infrastructure Analysis



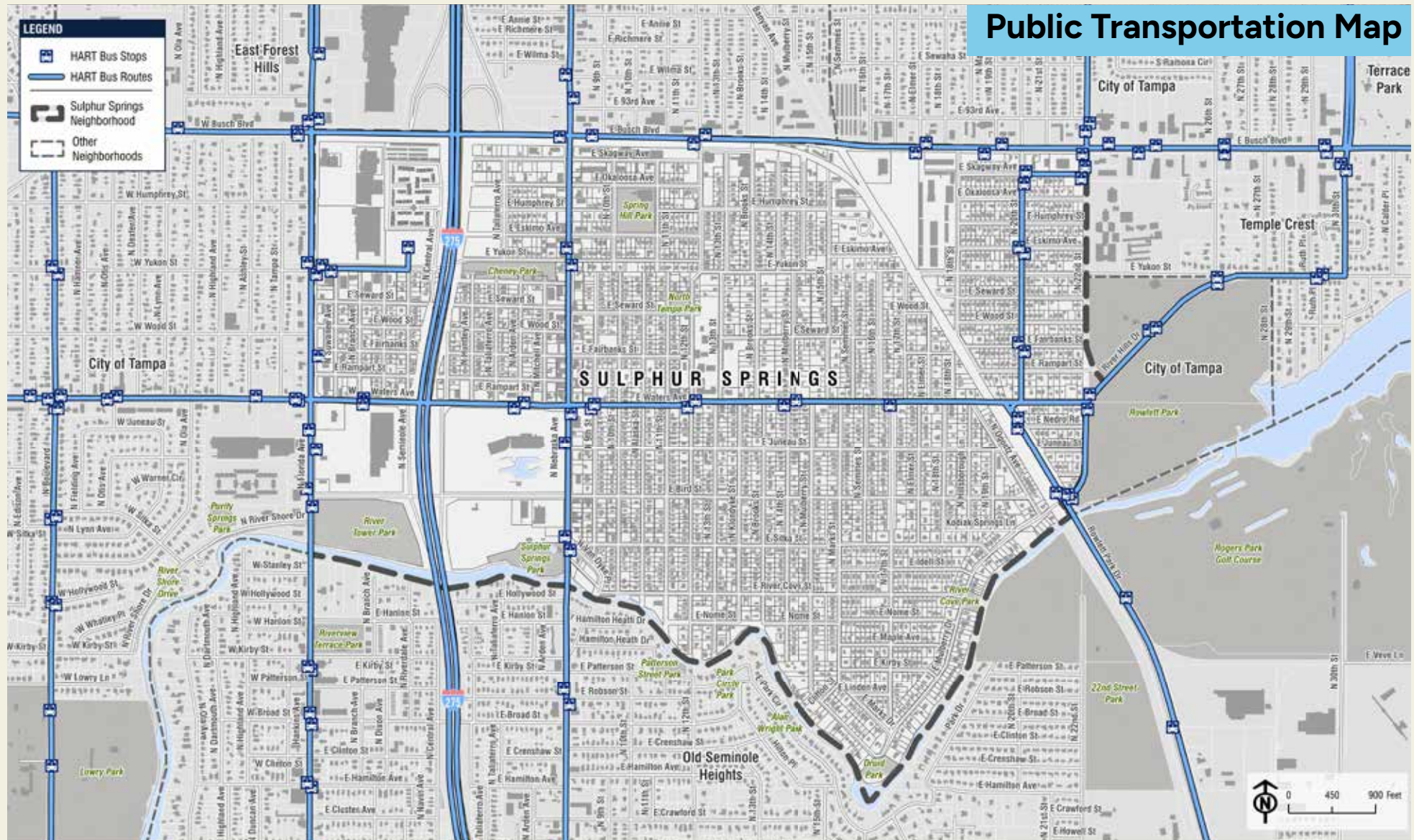
The road hierarchy shows a legacy of car-focused planning, with major arterials dividing the neighborhood and local streets in need of significant upgrades.

# Land Use & Infrastructure Analysis



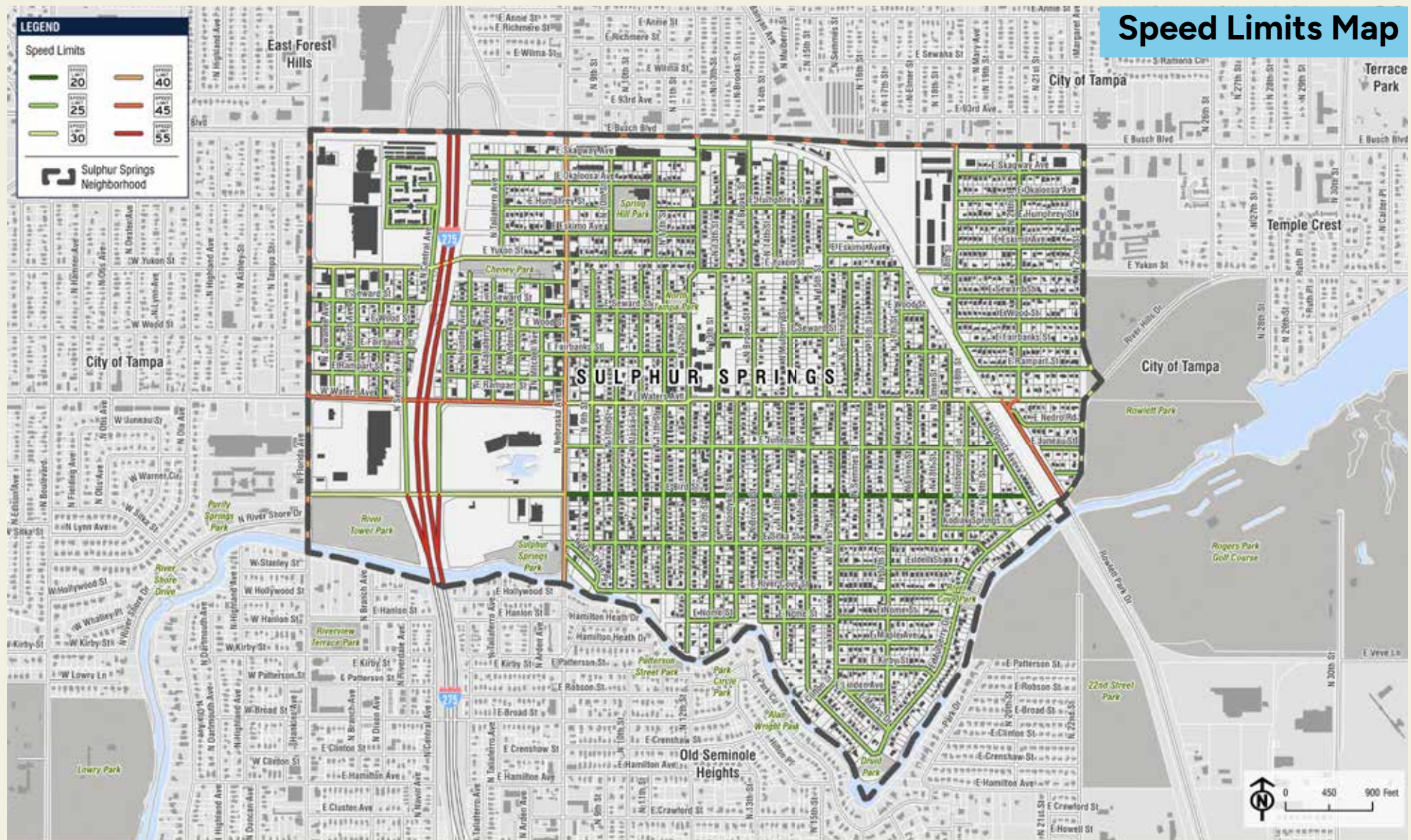
Bicycle and pedestrian infrastructure are inconsistent, with broken-up sidewalks, limited bike lanes, and several barriers that make it hard, especially for kids, to get around safely.

# Land Use & Infrastructure Analysis



Several HART bus routes along major streets support public transportation, but many bus stops lack basic amenities like weather shelters, seating, and ADA-accessible curbs.

# Land Use & Infrastructure Analysis

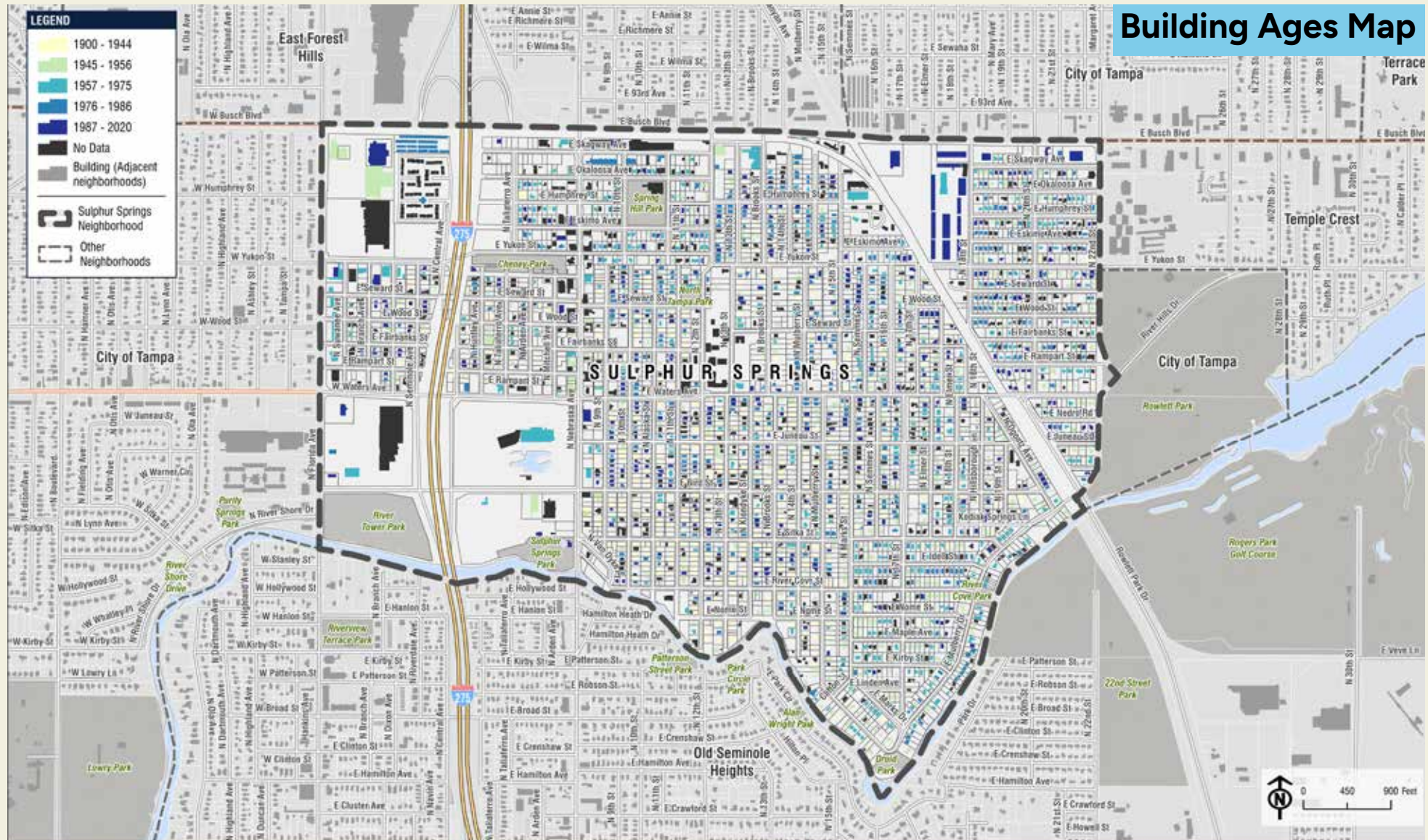


## Building Stock & Physical Structures

The physical structures in Sulphur Springs reflect a neighborhood with deep historical roots, an aging housing stock, and opportunities for reinvestment. Much of the residential and commercial building stock dates to the early to mid-20th century, contributing to the area's unique character and signaling a need for maintenance, rehabilitation, and modernization. Property values (map located on page 9) in Sulphur Springs tend to be lower than the citywide average, reflecting historic disinvestment and presenting an opportunity for affordable homeownership and community-led revitalization.

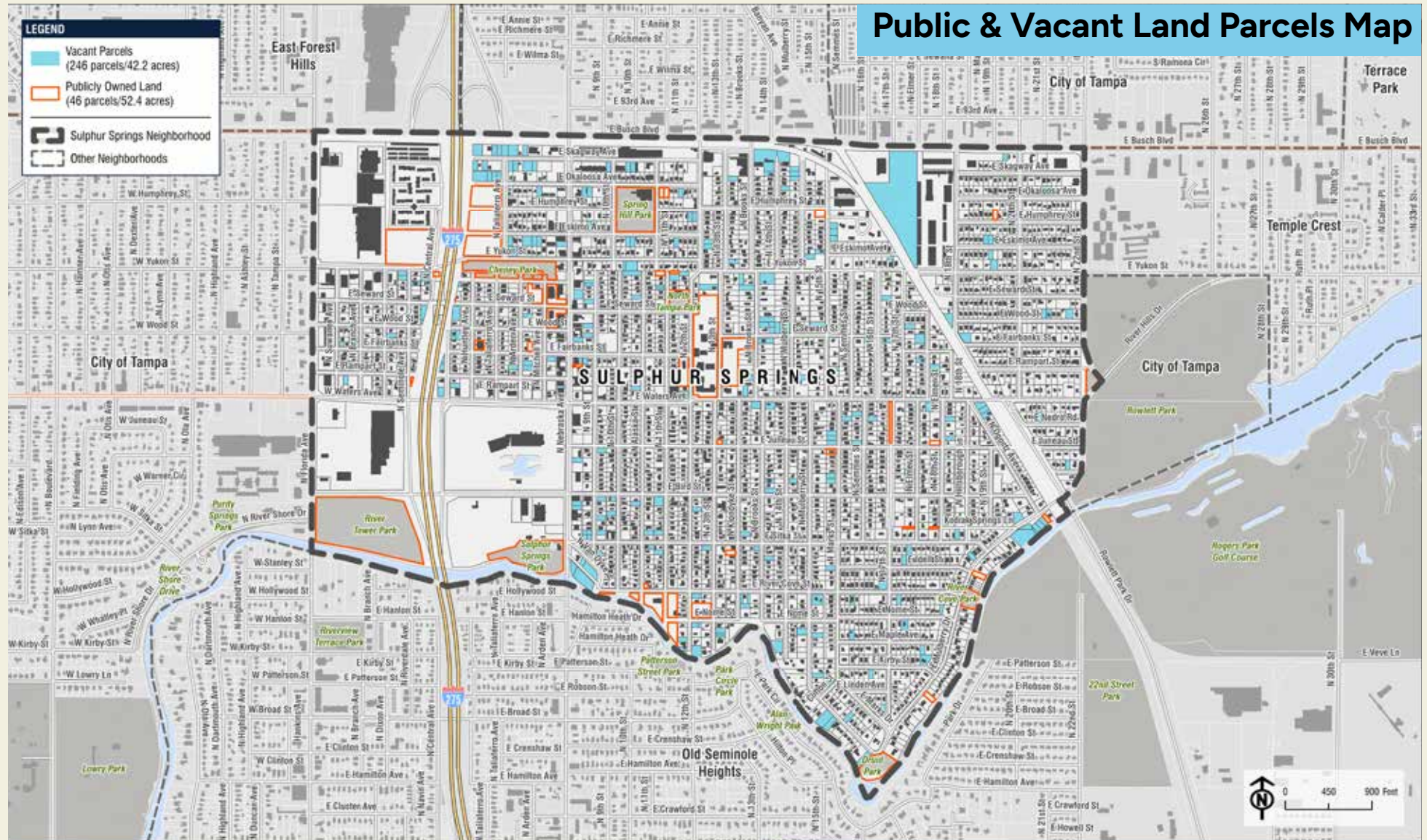
While no official historic district designation exists, Sulphur Springs is home to two local historic landmarks: the Sulphur Springs Water Tower and Gazebo and the notable Mann-Wagnon Memorial Park and Museum. These landmarks symbolize the neighborhood's legacy as a once-thriving destination for tourism and recreation centered around the natural spring. The combination of affordable land, historic charm, and aging infrastructure makes Sulphur Springs a compelling candidate for thoughtful reinvestment that respects its past while improving existing residents' housing conditions and economic stability.

# Land Use & Infrastructure Analysis



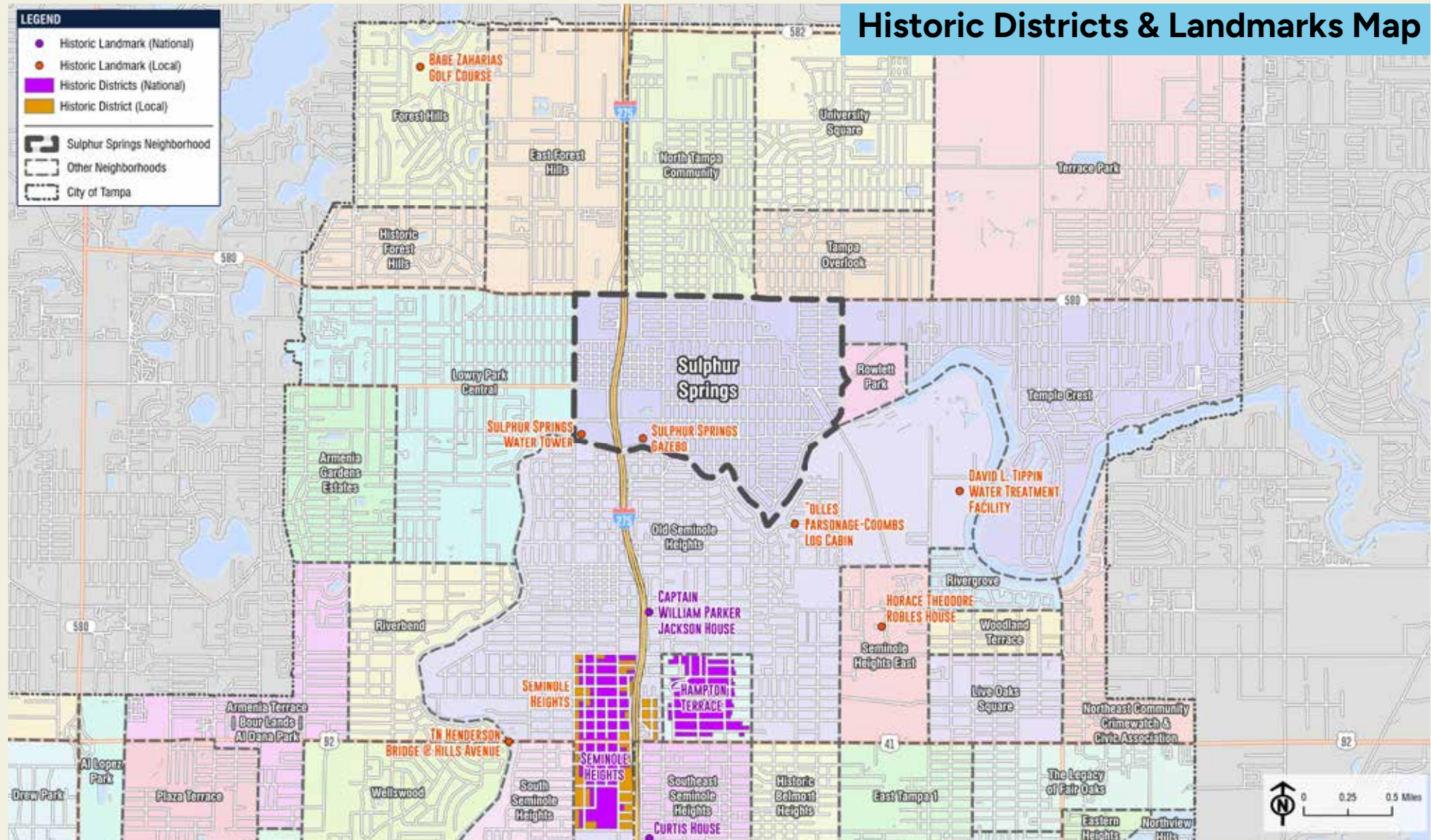
The neighborhood's housing is older, with most homes built in the early to mid-1900s, creating opportunities for repair, upgrades, and reinvestment.

# Land Use & Infrastructure Analysis



The amount of public and vacant land parcels presents a major opportunity for strategic redevelopment, allowing the neighborhood to guide future growth, housing, and open space in alignment with community priorities.

# Land Use & Infrastructure Analysis



The community is home to two local Historic Landmarks, the Sulphur Springs' tower and gazebo, which represent its past as a popular destination for tourism and recreation in the broader region.

# Future Planning & Infrastructure Projects

Sulphur Springs has potential opportunities, where historic character, natural assets, and strong community ties are uplifted through strategic investment, thoughtful planning, and inclusive growth. This section outlines upcoming and proposed initiatives that will shape the development and transformation of Sulphur Springs in the years to come. This includes capital improvement projects, transportation and mobility upgrades, housing initiatives, infrastructure and utility enhancements, and City-led planning efforts directly impacting the neighborhood.

Mapping these efforts and their responsible agencies provides a forward-looking perspective on the investments being made and highlights opportunities for alignment, advocacy, and community partnership. Understanding the scope and scale of future projects is key to ensuring coordinated implementation that supports neighborhood revitalization, improves quality of life, and promotes equitable outcomes for Sulphur Springs residents, businesses, and stakeholders.

The presence of 22 planned and baseline projects, a mix of Sulphur Springs, city, county, state, private, and policy-based efforts, signals a pivotal moment for the neighborhood, as noted in the following tables and maps:

Capital Improvement Project (CIP)

Baseline Project

## Capital Improvement Projects (CIP) & Baseline Projects

### [Humphrey Pumping Station Rehabilitation](#)

Led by the City of Tampa's Wastewater Department, the project provided the rehabilitation of the wastewater pumping station at 1816 E Humphrey St. It includes replacing pumps, piping, valves, and electrical improvements to ensure the station's continued reliability. The station is a critical wastewater asset, and failure would result in a wastewater overflow that would impact the environment and pose a public health threat to the neighborhood.

Status: Planning Phase

Funded: Yes

### [Sulphur Springs Pumping Station Design Build](#)

Led by the City of Tampa's Mobility Department, the project provides for the complete rehabilitation of Sulphur Springs Pumping Station at 7902 N. 13th St. The project will serve to replace the existing wet-dry type pumping station with a more efficient, reliable, and serviceable submersible pumping station. It includes demolition of above-ground building structure, pumps, and electrical equipment, and installation of new submersible pumps, piping, valves, control panel, and electrical upgrades. The new electrical and control equipment will be installed aboveground and will be designed to provide protection from flooding and wind damage associated with storm events. The project also includes the installation of a backup generator to maintain station operation in the event of a power loss.

Status: 30% complete with the design

Funded: Yes

### [Hillsborough Mann-Wagon Park Improvements](#)

Led by Hillsborough County, the upgrades to the 2-acre site included the construction of a new 4,000 square foot Multi-Purpose Community Center paired with site improvements. It includes a Passive Park, parking lot, hardscape areas, landscaping, utilities, and related drainage systems.

Status: Closed Out in 2016

Funded: Yes

### [Sulphur Springs K-8 Safe Routes to School](#)

Led by the City of Tampa's Mobility Department, the project provided for safety improvements, traffic calming, and pedestrian facilities to establish a safe walking route to school. Under the program, the City of Tampa enhanced the safety and quality of the pedestrian routes along N 12th St from E Fairbanks St to E Yukon St. with new 5 ft wide concrete sidewalks.

Status: Closed Out in 2024

Funded: Yes

### [Green ARTery - Segment D & E](#)

Led by the City of Tampa's Mobility Department, the project provides for traffic calming and bike and pedestrian improvements for these segments of the Green ARTery. Green ARTery's goal is to connect a network of trails and paths to the Hillsborough River, McKay Bay, neighborhood assets, neighborhood parks, natural springs, tree-canopied streets, public art, and other attractions that traverse Tampa's beautiful central core. The mission of the neighborhood-based effort is to identify, enhance, and expand pedestrian/wheelchair, bike paths, parks, Greenways, and trail systems that safely connect green spaces through the City, while emphasizing the beauty of the City's existing assets and acknowledging the need to continue building upon that beauty.

Status: Goal to complete within 5 years

Funded: Yes

### [Sidewalks in Old Seminole Heights](#)

Led by the City of Tampa's Mobility Department, the project provided new sidewalks for bike & pedestrian improvements. These improvements will improve the walking and biking connectivity to and from the Sulphur Springs neighborhood.

Status: Closed Out in 2024

Funded: Yes

# Future Planning & Infrastructure Projects

## Capital Improvement Projects (CIP) & Baseline Projects

### [Waters Ave Gravity Sewer Rehabilitation](#)

Led by the City of Tampa's Mobility Department, the project includes the rehabilitation of approximately 12,566 linear feet of 8-inch to 30-inch diameter gravity sewers and the rehabilitation of 18 manholes. Benefits include a reduction in leaks that allow ground water and stormwater runoff to enter the collection system and cause wastewater overflows, a reduction in energy needed to treat and convey the additional wastewater flow caused by leaking pipelines/manholes, and a reduction in pipeline failures that cause roadway depressions and cave-ins.

Status: Under Construction

Funded: Yes

### [Sitewide Electrical Improvement](#)

Led by the City of Tampa's Water Department, the project is to design a new TECO House Building and new standby generators with support appurtenances, including a fuel storage and feed area, diesel exhaust fluid (DEF) system, electrical room, and sitewide duct banks. New infrastructure upgrades will increase our capacity to produce drinking water, and we will also add new backup systems to strengthen our resiliency when faced with a natural disaster or other emergency. For Sulphur Springs, these upgrades will enhance water quality, increase system reliability during storms or disasters, and support long-term community health and resilience.

Status: Procurement Phase

Funded: No

### [Sulphur Springs Park Pool](#)

Led by the City of Tampa's Parks and Recreation Department, the project would repair the pool as it is closed due to significant structural issues, including erosion under the deck, a failing seawall, large cracks, and voids beneath the facility, which has far exceeded its lifespan. The City has received preliminary cost estimates to repair the pool in its current location. Final cost evaluation is being completed to ensure that the estimates are accurate, with the goal to repair and reopen by summer 2026. Despite the closure, there is strong interest in maintaining connectivity between the pool site and River Tower Park, with trails and green space integration remaining a priority.

Status: Undergoing final cost confirmation

Funded: Pending final cost evaluation

### [David L. Trippin Water Treatment Facility \(DLTWTF\) Master Plan](#)

Led by the City of Tampa's Water Department, they completed a comprehensive master plan that includes a prioritized capital improvement program (CIP) that optimizes treatment, improves treated water quality, reduces operating costs, and enhances treatment and operations through a carefully planned repair and replacement program. It includes filter, building, chemical system, deep well injection and high service pump station improvements. For Sulphur Springs, these improvements mean cleaner, more reliable water service and stronger infrastructure to support long-term community health and sustainability.

Status: Completed in 2019

Funded: Yes

### [Stormwater System Projects & Studies](#)

Led by the City of Tampa's Stormwater Division, ongoing citywide efforts (e.g., Watershed Management Study, Stormwater Management Performance Monitoring, Stormwater Advisory List, etc.) are underway to maintain and ensure efficient water management. including data collection, modeling, and mapping.

Status: Unknown

Funded: These programs are funded unless noted.

### [Riverfront & Biodiversity Protections](#)

There are several efforts integrating riverfront nature-based solutions, an ecological health study, and the state's Springs & Water Restoration Program. Collectively, the goal is to foster a resilient and thriving ecosystem around River Tower Park and its springs, enhancing biodiversity, revitalizing waterways, and ensuring sustainable stewardship for generations to come. It is led by various organizations: the City of Tampa, the Southwest Florida Water Management District (SWFWMD), the State of Florida's Department of Environmental Protection (FDEP), and the University of South Florida (USF).

Status: Research

Funded: Yes, privately

### [Sulphur Springs Neighborhood Action Plan](#)

Led by the City of Tampa's Development and Economic Opportunity Department, this plan aims to reinvigorate the neighborhood, enhancing its facilities, amenities, and overall quality of life. The plan will reflect the aspirations of the Sulphur Springs community and integrate best practices in city planning. Creating a roadmap to support Sulphur Springs as a vibrant neighborhood where history, culture, and opportunity unite.

Status: 60% complete with planning

Funded: Yes

# Future Planning & Infrastructure Projects

## Capital Improvement Projects (CIP) & Baseline Projects

### Parks and Recreation Master Plan

Led by the City of Tampa's Parks and Recreation Department, the approved 2023 plan identified River Tower Park in the Sulphur Springs neighborhood as a Phase 1: Short-term Capital Project. Phase 1 projects focus on immediate needs and the highest priorities of the community: renovations and reinvestment in existing parks and facilities, new facilities in existing parks, and providing additional recreation amenities in undeveloped parks. These immediate actions will also help increase the capacity of the park system by adding more facilities, amenities, and open space at existing parks. River Tower Park was purchased through Florida Communities Trust, which means it has a management plan prioritizing conservation and nature-based resources. Any major changes to the park's layout would require a lengthy approval process.

Status: Complete

Funded: Yes, for River Tower Park

### Resilience City Catalyst

Led by the Sustainability and Resiliency Team, the Resilient Tampa Plan, completed in 2021, is a roadmap to strengthen the city in the face of current and future challenges. Address the City's resilience challenges at all scales: from individual Tampanians, to the entire city. This plan provides the framework for additional RCC partnerships with the city to fund resilient interventions in neighborhoods such as Sulphur Springs and West Tampa.

Status: Sulphur Springs Pilot Projects in Planning Phase

Funded: Yes



### Citywide Speed Limit Reduction Program

Led by the City of Tampa's Mobility Department, the Vision Zero Quick Builds project is evaluating all City and County roads within City limits that have posted speeds of 40 or 45 MPH, as well as several roads that have posted speeds of 35 MPH. The decision to reduce a speed limit is determined in accordance with the FDOT Speed Zoning Manual and based upon engineering judgment, traffic investigations, the City's Walk Bike Plan, and Pedestrian Safety Plan. The City is resetting posted speeds as roadway projects are completed under our Complete Streets, Safety Improvements, Traffic Calming, Roadway Resurfacing, and Signing & Marking Programs. Water Ave & Sligh Ave have been identified as speed reduction roads.

Status: Evaluation

Funded: Yes

### Fresh Food Initiative

Led by the City of Tampa's Economic Opportunity Department, the Fresh Food Initiative is an ongoing effort to partner with community service organizations – such as Homegrown Hillsborough and Feeding Tampa Bay – to tackle food insecurity in the Sulphur Springs Neighborhood. Efforts focus on expanding access to fresh food through solutions like community gardens, mobile markets, cold storage facility, healthy neighborhood corner stores and a neighborhood food hub, all while pursuing the broader objective of bringing a grocery store to the area.

Status: On-Going

Funded: Partial

### Code Enforcement

Led by the City of Tampa's Neighborhood Enhancement Division, the city has a dedicated Code Enforcement Officer for the Sulphur Springs neighborhood to reduce illegal dumping conditions.

Status: Complete

Funded: Yes

### Planning Projects & Housing Programs

The City of Tampa's Housing and Community Development Department uses grant funding to build and improve housing and provide resident support services. In Sulphur Springs, 36 new affordable homes have been built through the Infill Housing Program, with more support coming through the Healthy Homes rehab initiative, now preparing to reopen applications. Residents can also access rental and move-in assistance for housing costs, and first-time buyers may qualify for down payment support through the Dare to Own the Dream program. These efforts - including CDBG Programs, Zoning Compliance Duplex Regulations and Service Needs Assessment - aim to expand safe, affordable housing and economic stability in the neighborhood limits of Tampa.

Status: On-Going

Funded: Yes, unless noted

### Transportation Projects

Led by the City of Tampa's Mobility Department, several roadway improvements are underway in Sulphur Springs, including Vision Zero quick-build projects, street rehab, ADA sidewalk upgrades, sidewalks on 12th St., and a planned roundabout at Rowlett Park Ave. Through two federal SS4A grants, the city will enhance safety along HART Route 12 and implement a pedestrian safety project on Rowlett Park Dr., improving transit access and walkability for local residents.

Status: On-Going

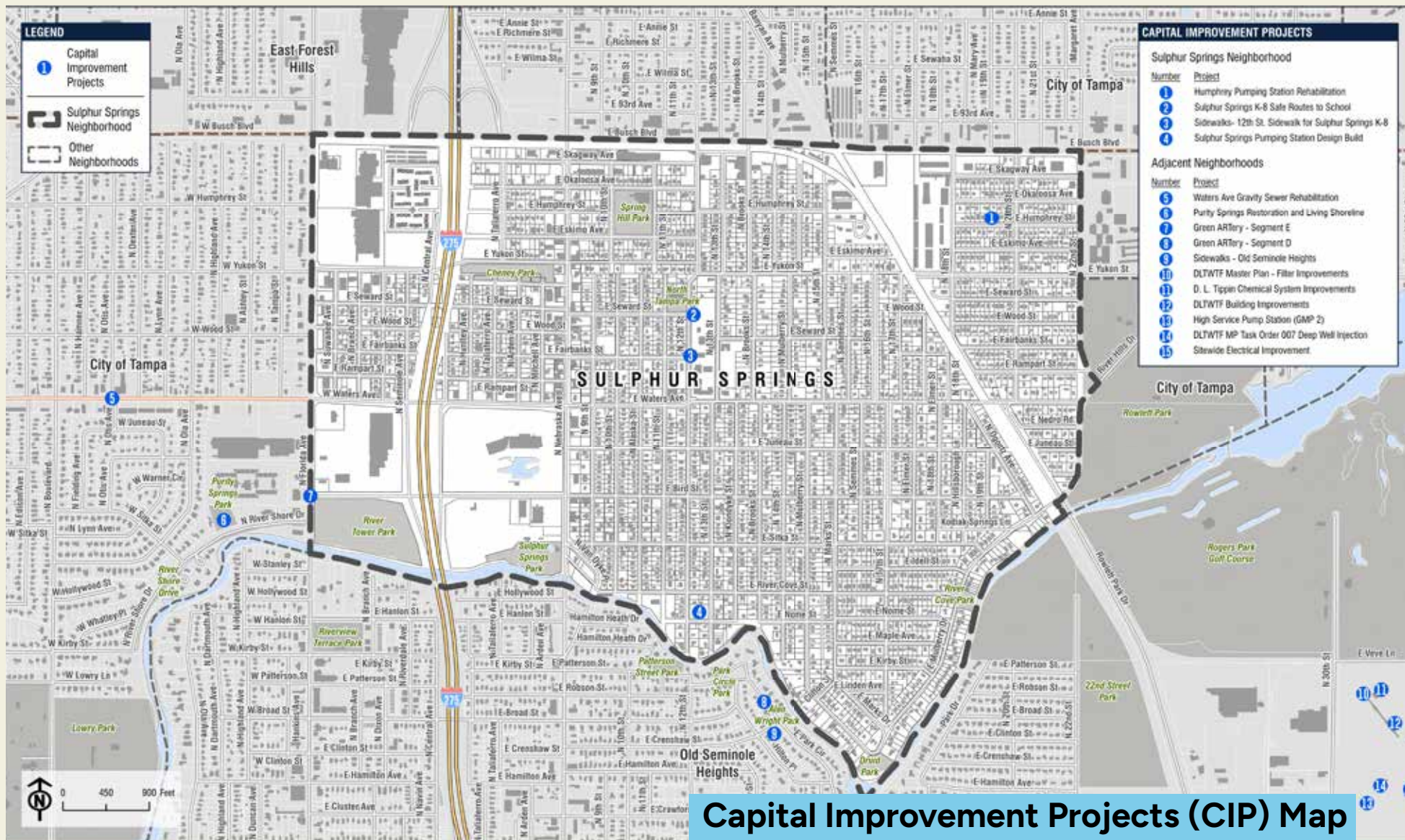
Funded: Yes, unless noted

### Private Development Projects

Private developers, businesses, and property owners are leading plans to: 1) conduct a feasibility study of a potential food truck park at the Grant Ave and Van Dyke Pl, 2) improve the historic Old Springs Theater at 8029 N. Nebraska Ave, 3) build a potential hotel, 4) redevelop the former Harbor Club site at 915 East Grant St., 5) YMCA Food Pantry and Tampa Metropolitan Area YMCA Veggie Van.

Status: On-Going

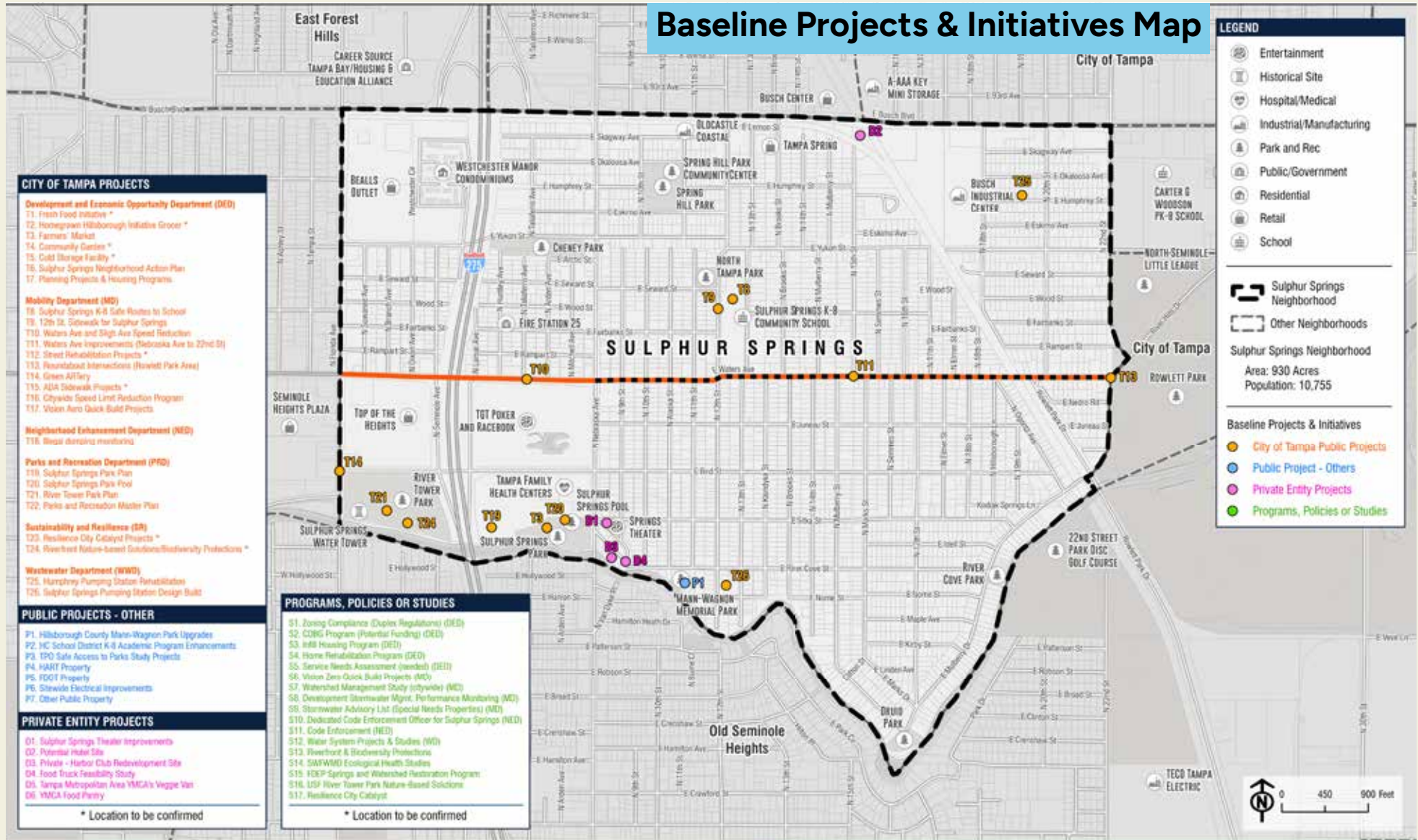
# Future Planning & Infrastructure



Capital Improvement Projects in Sulphur Springs span a wide range of initiatives aimed at enhancing infrastructure, public safety, and community amenities. Key projects include rehabilitation of critical wastewater pumping stations to prevent environmental risks, and street improvements, such as safe school routes, greenways, sidewalks, and traffic calming measures, to create a safer, more pedestrian-friendly environment. Other projects focus on modernizing water and sewer systems, restoring natural features like the spring and living shoreline, and upgrading parks and recreational facilities. Some projects are completed or under construction, while others are in the planning or procurement stages, collectively working to boost service reliability and resilience while enhancing quality of life.

# Future Planning & Infrastructure

## Baseline Projects & Initiatives Map



The City of Tampa is advancing a range of initiatives to revitalize Sulphur Springs. This Neighborhood Action Plan aims to enhance facilities and quality of life, while a Fresh Food Initiative partners with local organizations to boost access to healthy food options. Housing programs, including zoning compliance and rehabilitation projects, are working to expand and preserve residential opportunities, and transportation improvements target safer, more pedestrian-friendly streets. Additional projects address water system management, park renovations, especially at River Tower Park, and resilience through environmental and riverfront protections. Together with private development efforts, these initiatives form a comprehensive strategy to meet Sulphur Springs' immediate and long-term community needs.

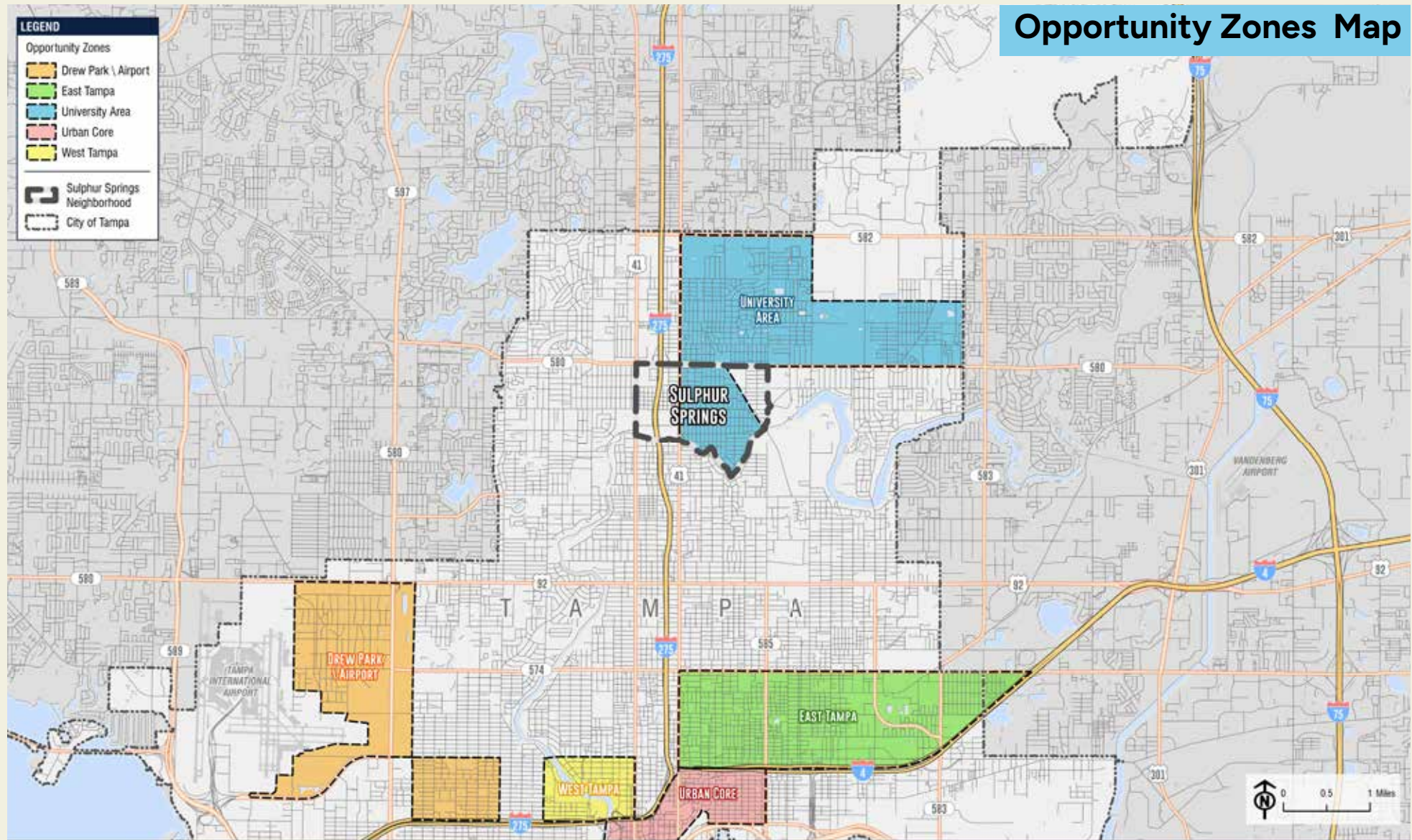


## Opportunity Zones

Being situated in a federally designated Opportunity Zone, a special area designated by the U.S. government to encourage investment in communities that need economic support, and bordering the high-growth university area near the University of South Florida, Sulphur Springs is positioned as a priority area for reinvestment and transformation. These overlapping initiatives reflect a growing recognition by public and private stakeholders of the neighborhood's untapped potential and critical needs. The projects span infrastructure upgrades, housing stabilization, mobility enhancements, small business development, flood resilience, and public space improvements, many of which are designed to tackle long-standing disparities while catalyzing economic activity.

Collectively, the planned investments and strategic attention indicate that Sulphur Springs is on the cusp of a new chapter, one that, if guided with equity and community input at the core, can lead to more inclusive development, stronger connections to regional assets, and an improved quality of life for existing residents. This convergence of resources is an opportunity to build a holistic, community-driven revitalization framework.

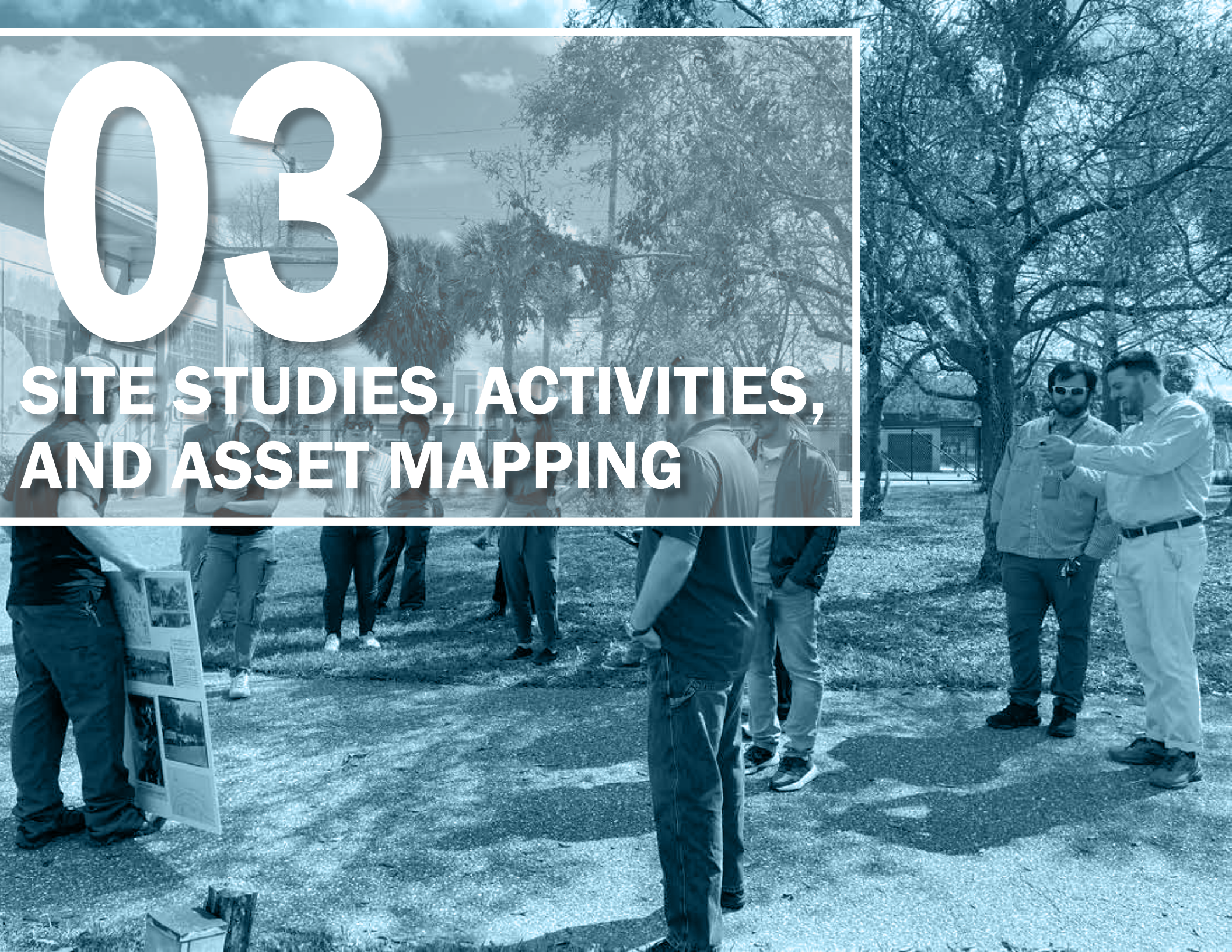
# Future Planning & Infrastructure



Sulphur Springs' location next to the expanding USF area positions the neighborhood as a key opportunity for reinvestment and long-term transformation.

# 03

## SITE STUDIES, ACTIVITIES, AND ASSET MAPPING



# Connectivity

The connectivity plan for Sulphur Springs illustrates a well-preserved gridded street network characterized by short blocks and consistent neighborhood streets, promoting internal circulation and multiple route options. Major commercial corridors, particularly Nebraska Avenue, organize regional traffic flow and commercial activity, reinforcing historic patterns while concentrating heavy transportation along the primary bus route. A network of bike lanes provides important non-vehicular connections between residential areas, commercial corridors, and parks, supporting multimodal transportation, although the network appears fragmented in some areas and would benefit from improved connections. Transit access is strongest along Nebraska Avenue, which ensures central corridor coverage, while outlying residential areas to the west and southeast have more limited direct access to public transit. The Hillsborough River and its adjacent parks act as recreational and environmental assets, but stronger east-west linkages through the neighborhood would enhance access to these open spaces.



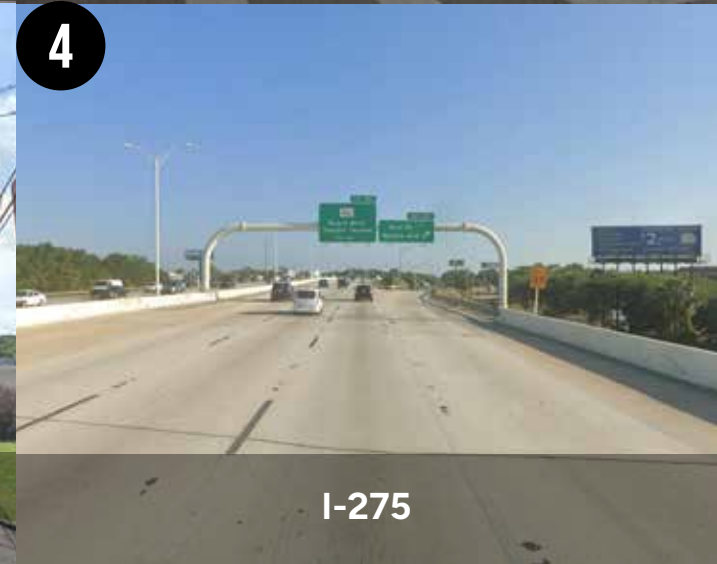
**East Mulberry Drive and  
Rowlett Park Drive**



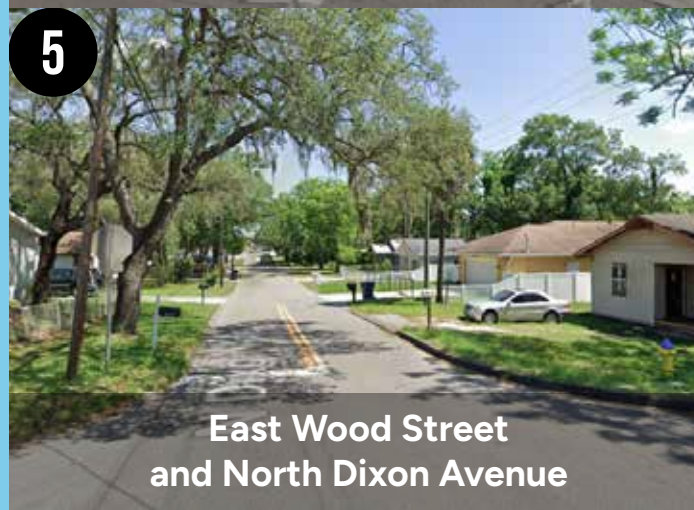
**Nebraska Avenue and  
East Sitka Street**



**North Florida Avenue  
and East Yukon Street**



**I-275**



**East Wood Street  
and North Dixon Avenue**



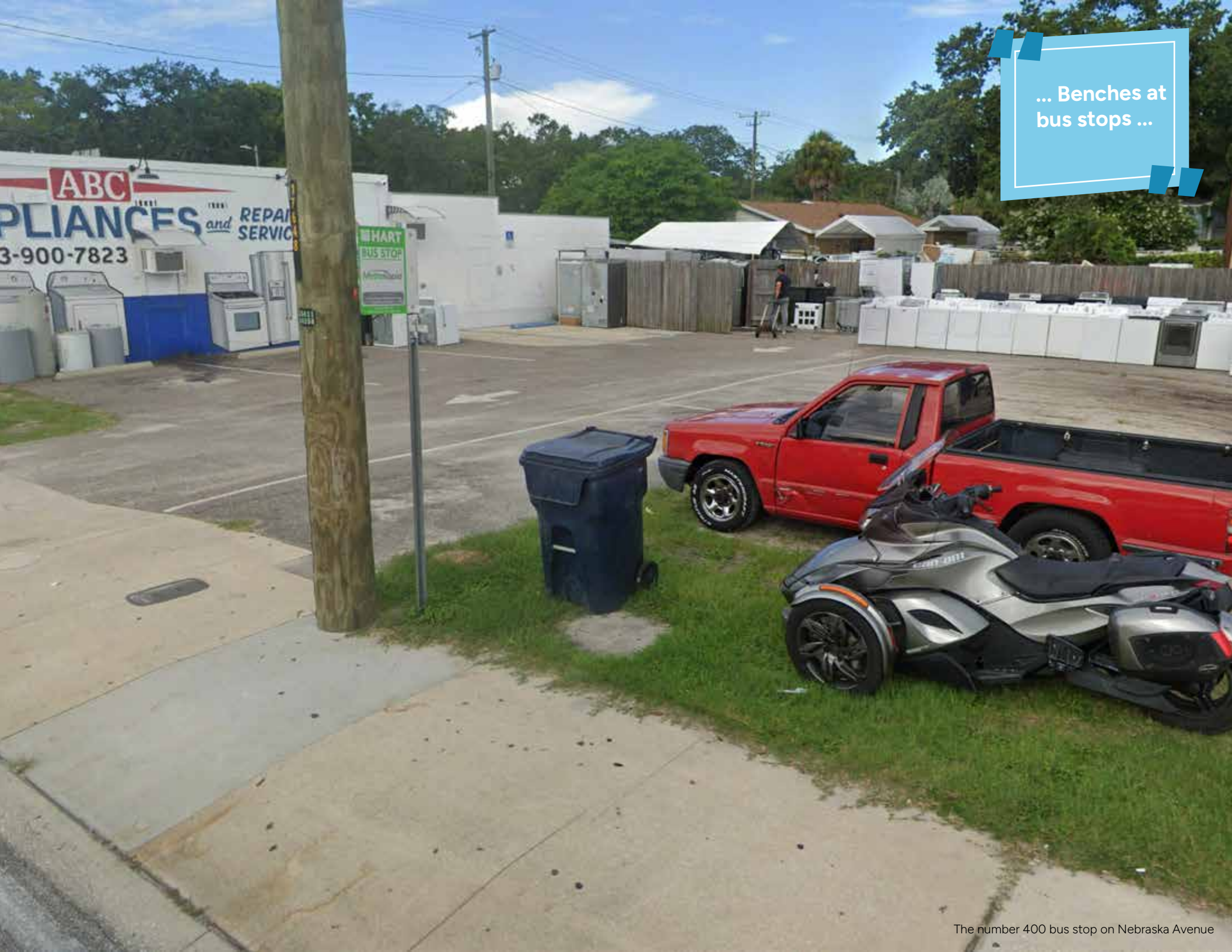
**East Seward Street and  
North Mulberry Street**





... We want to connect to the Greenway trail, with sidewalks, benches, and coordinated street lamps.

... Benches at  
bus stops ...



## Land Use

The existing land use pattern in Sulphur Springs reflects a traditional neighborhood development structure, characterized by a large, contiguous residential area supported by concentrated commercial corridors along primary roadways such as Nebraska Avenue and the Busch Boulevard northern boundary. The linear configuration of commercial uses reinforces the historic pattern of corridor-based retail and services. Mixed-use areas are located near the Hillsborough River and the southern edge of the neighborhood, offering opportunities to blend residential, small-scale commercial, and recreational uses and to support more flexible, economically resilient development, as shown on the Future Land Use map on the following page. The predominance of low- to moderate-density residential land use suggests a focus on preserving single-family housing character, although opportunities for residential infill and diverse housing types may be limited without future land use adjustments.



**Gas Station  
(Commercial)**



**Store  
(Commercial)**



**Shopping Plaza  
(Commercial)**



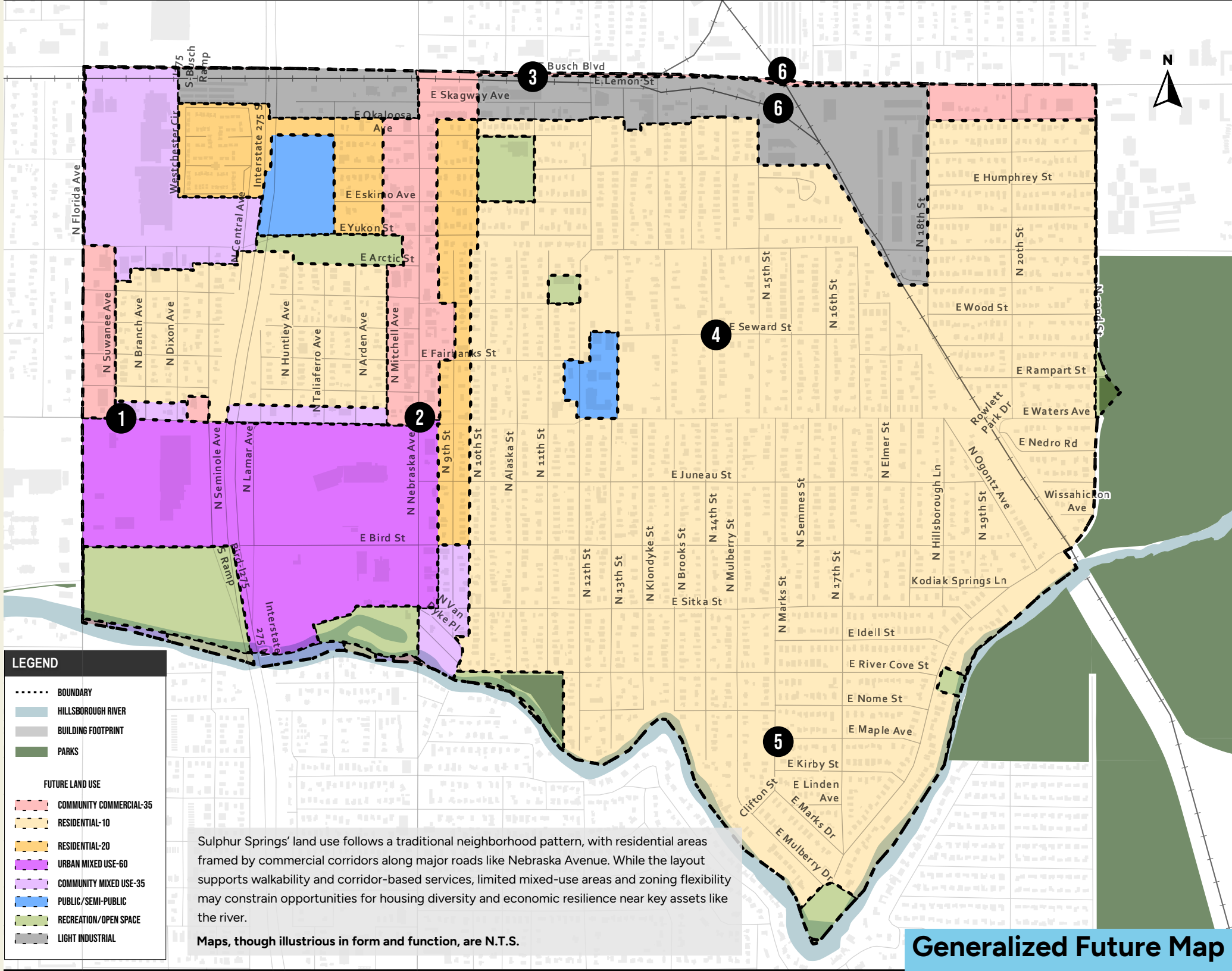
**Single-family Detached Home  
(Residential)**

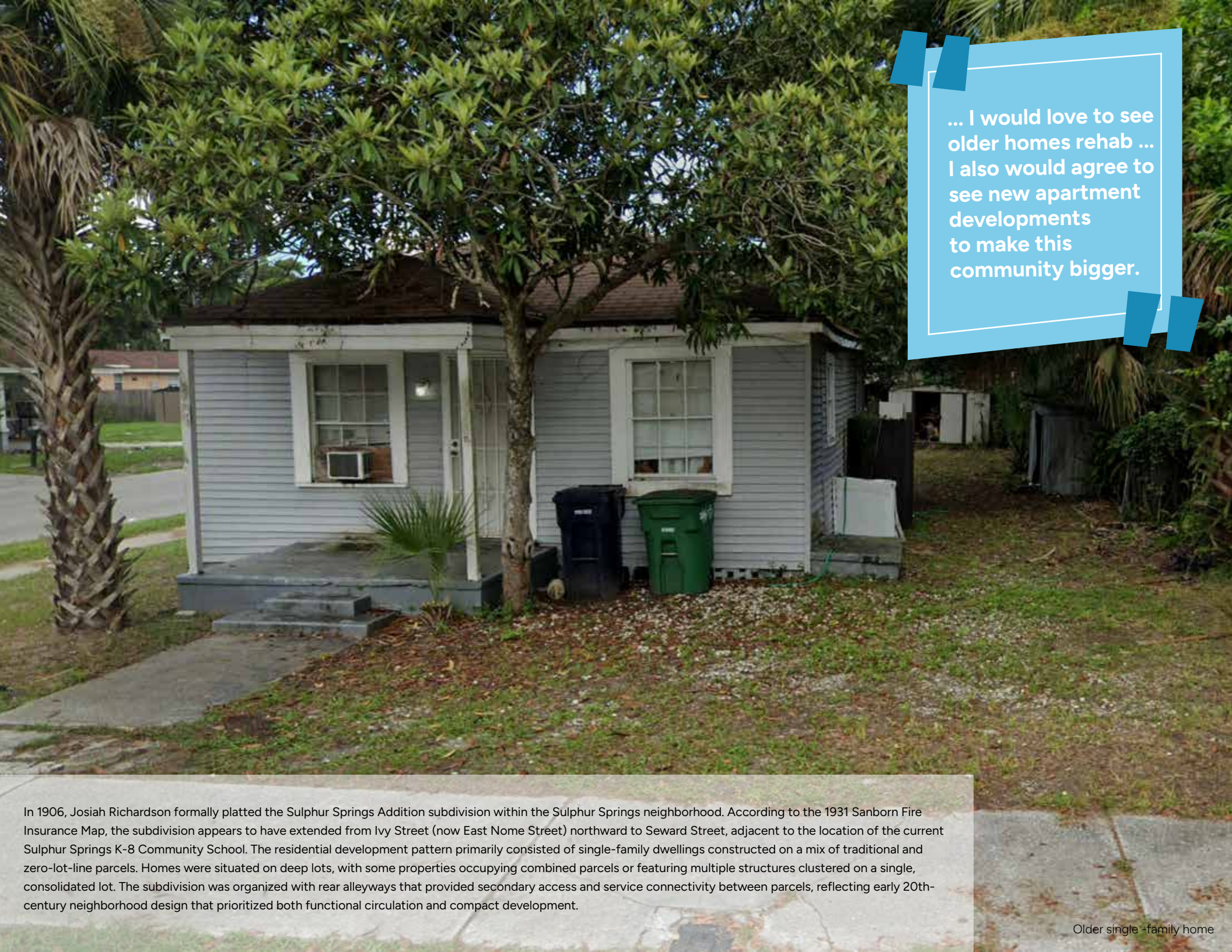


**Single-family Detached Home  
(Residential)**



**Automotive Shop  
(Light Industrial)**





... I would love to see older homes rehab ... I also would agree to see new apartment developments to make this community bigger.

In 1906, Josiah Richardson formally platted the Sulphur Springs Addition subdivision within the Sulphur Springs neighborhood. According to the 1931 Sanborn Fire Insurance Map, the subdivision appears to have extended from Ivy Street (now East Nome Street) northward to Seward Street, adjacent to the location of the current Sulphur Springs K-8 Community School. The residential development pattern primarily consisted of single-family dwellings constructed on a mix of traditional and zero-lot-line parcels. Homes were situated on deep lots, with some properties occupying combined parcels or featuring multiple structures clustered on a single, consolidated lot. The subdivision was organized with rear alleyways that provided secondary access and service connectivity between parcels, reflecting early 20th-century neighborhood design that prioritized both functional circulation and compact development.

Older single-family home

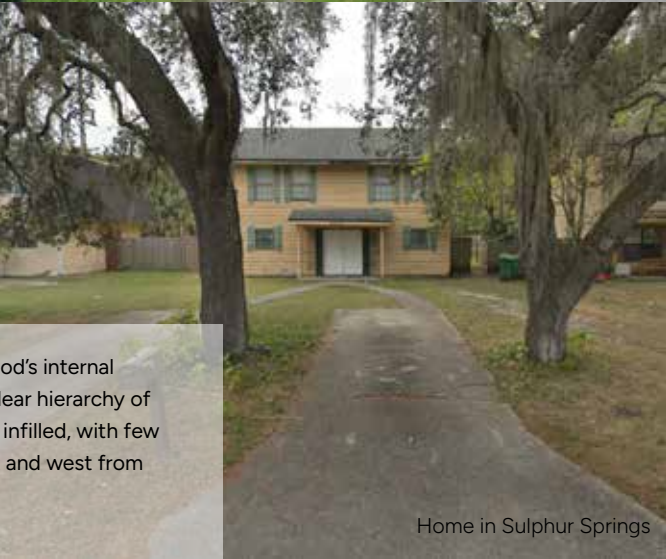
Home in Sulphur Springs



Aerial view of Sulphur Springs



Home in Sulphur Springs



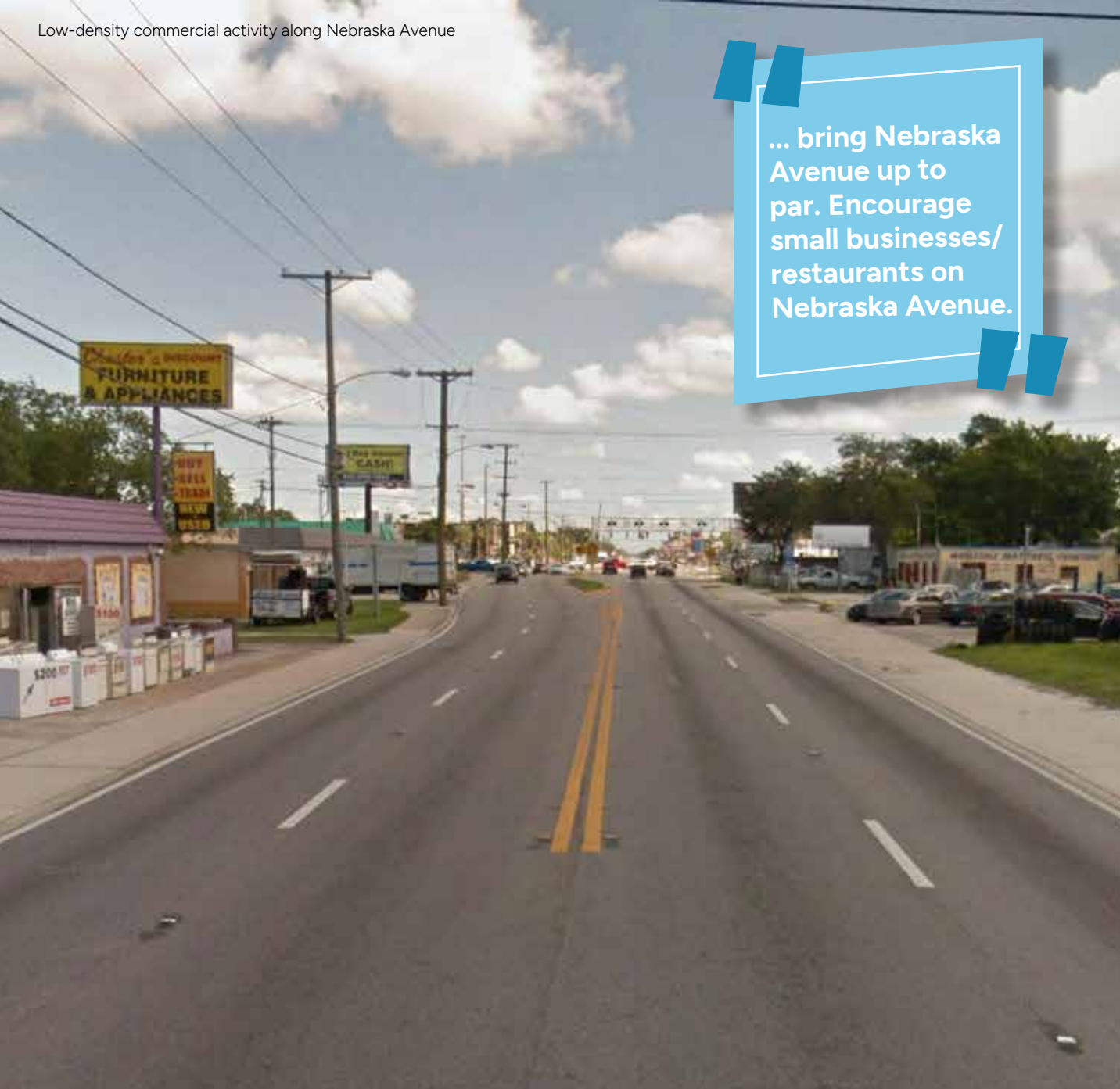
Home in Sulphur Springs

The original layout of the neighborhood is a compact, rectilinear street grid typical of early 20th-century pre-World War II planning. The neighborhood's internal circulation system was organized around a series of narrow, gridded streets intersected by consistent north-south and east-west corridors, with a clear hierarchy of block structure. Modern parcelization remains reflective of historic development patterns, although alleyways have been largely decommissioned or infilled, with few remaining visible in today's urban fabric. The original plat boundaries, such as those extending from East Waters Avenue north to East Seward Street and west from North 10th Street to approximately North 15th or North 16th Streets, still shape the spatial organization of the neighborhood

Build a hospital in the vicinity of the dog track.

Nebraska Avenue once functioned as the principal commercial spine of Sulphur Springs, serving as the area's Main Street. The historic Sulphur Springs Arcade, which directly fronted Nebraska Avenue, anchored this corridor and housed a range of neighborhood-serving uses, including a post office, pharmacies, an emergency medical facility, and various retail establishments. A movie theater and a dispersed cluster of commercial buildings on the east side of Nebraska Avenue contributed to a walkable commercial node. Continuing north along the corridor, land uses transitioned to include institutional and auto-oriented uses, such as places of worship and service stations, reflecting the evolving transportation context of the early 20th century.

... bring Nebraska Avenue up to par. Encourage small businesses/ restaurants on Nebraska Avenue.



Furniture store



Automotive shop



Mixed commercial uses

Since then, the commercial landscape has shifted. While Nebraska Avenue was once the community's commercial activity hub, it currently features scattered and low-intensity commercial uses. In contrast, commercial development has intensified along Florida Avenue, originally a predominantly residential corridor, and along Busch Boulevard, which historically marked the boundary with Temple Terrace Highway. These shifts reflect broader regional growth patterns and transportation network changes that have redirected commercial investment and reshaped neighborhood land use dynamics.

## Parks & Open Spaces

The parks and open space network in Sulphur Springs is anchored by the Hillsborough River, where a continuous corridor of parks provides both recreational amenities and environmental benefits such as floodplain management and habitat conservation. The system follows a clear hierarchy, with regional parks, cultural centers, historic sites, nature preserves, and special use facilities - located along the river, supported by smaller neighborhood parks and undeveloped parks distributed throughout the residential areas. While the riverfront areas have strong access to green space, internal connectivity from the neighborhood core to these larger parks appears limited, with residents in northern sections potentially underserved. The distribution of pocket parks suggests an effort to provide localized recreation within walking distance, although the small size of these parks may limit available amenities and programming opportunities.



**Sulphur Springs Youth Development Park**



**Cheney Park**



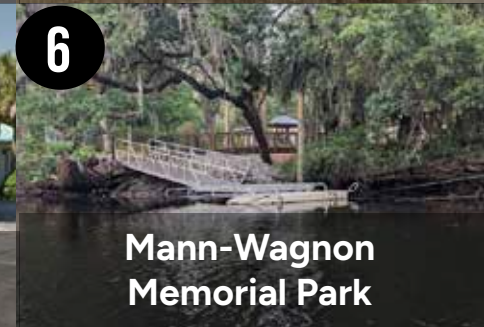
**North Tampa Park**



**River Tower Park**



**Sulphur Springs Pool**



**Mann-Wagnon Memorial Park**



**Riverview Terrace Park**



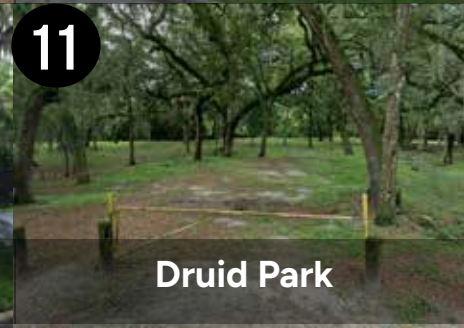
**Patterson Street Park**



**Park Circle Park**



**Alan Wright Park**



**Druid Park**



**River Cove Park**



**22nd Street Park**



**Rowlett Park**



## Vacant Lots

Vacant lots within Sulphur Springs present a significant opportunity to support targeted reinvestment and community-serving development. As a legacy neighborhood with a strong historic grid, Sulphur Springs has numerous small and mid-sized vacant parcels embedded throughout the residential core and along key commercial corridors such as Nebraska Avenue. These lots, many resulting from past disinvestment, demolition, or underutilization, are located within walkable proximity to existing transit, parks, schools, and neighborhood-serving streets, making them well-positioned for infill development.

The traditional block structure, narrow parcel widths, and mixed-use zoning designations in parts of the neighborhood make these sites particularly conducive to small-scale, incremental redevelopment. In residential areas, vacant lots offer the potential for new housing that complements existing fabric, such as accessory dwelling units, townhomes, and other missing middle typologies, helping to address housing needs while maintaining the neighborhood's character. Along commercial corridors, underutilized parcels can accommodate small businesses, local services, or mixed-use developments that improve access to amenities and support neighborhood economic vitality.

Vacant land near the Hillsborough River or adjacent to parks and trails also creates opportunities for public-oriented improvements such as pocket parks, green infrastructure, or community gardens, enhancing environmental resilience and recreational access. Furthermore, some vacant parcels could support civic facilities or shared-use spaces that fill identified service gaps in the northern and western parts of the neighborhood, such as healthcare clinics, senior support services, or educational programming.

Empty lots should be turned into either mini parks or community gardens.

## Public Facilities

Public facilities are generally dispersed throughout the area, with noticeable clustering near Nebraska Avenue, reinforcing its historic role as a civic and commercial corridor. The Hillsborough River and adjacent parks form a major recreational and environmental amenity along the southern edge of the neighborhood. However, access to these spaces from the interior residential areas appears limited. While the distribution of public facilities serves much of the neighborhood, some outer areas may lack sufficient access.



**Yukon Transfer Center**



**Springhill Park  
Community Center**



**Sulphur Springs Resource Center**



**Bartholomew North Tampa  
Community Center**



**Sulphur Springs Museum  
and Heritage Center**

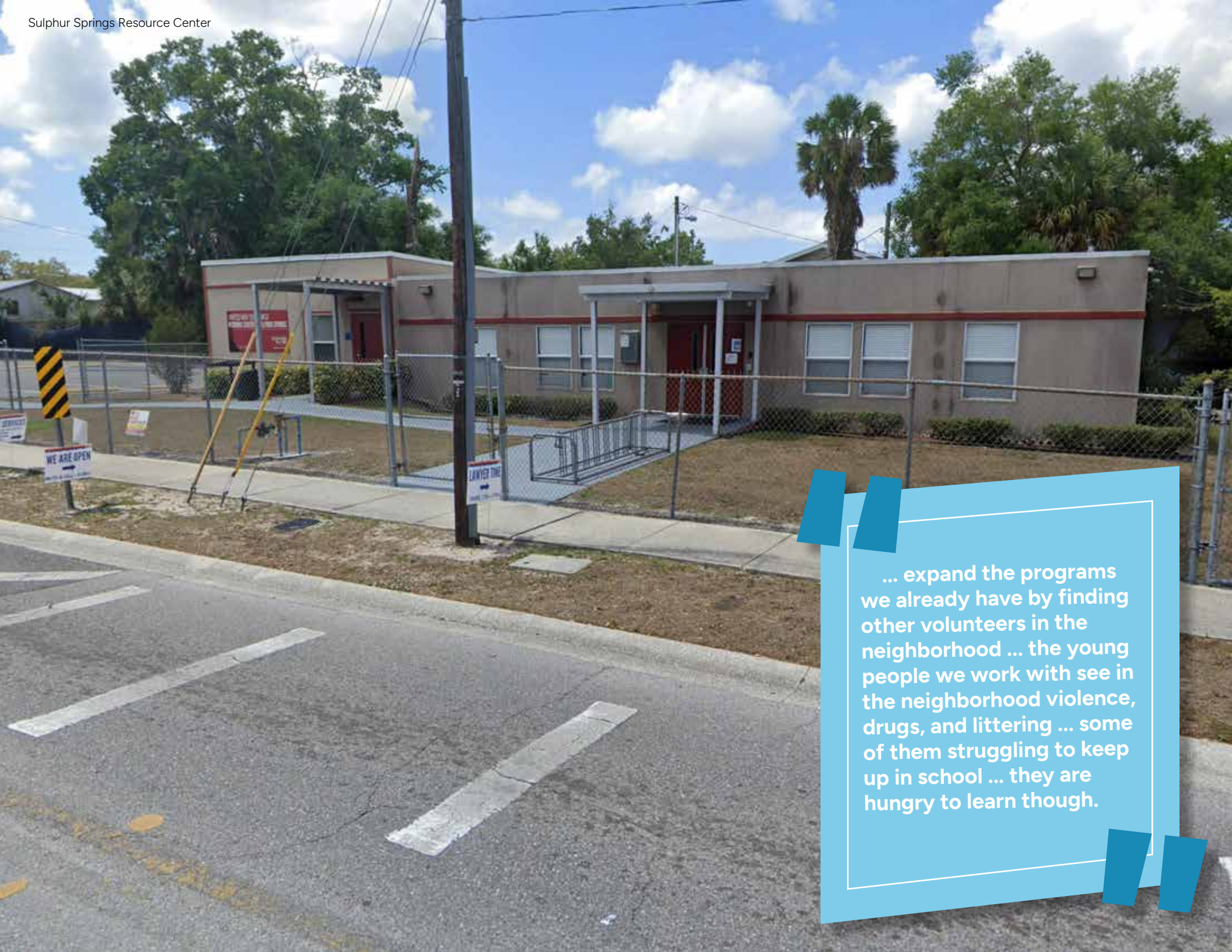


**Sulphur Springs K-8 Community School**



**Layla's House**





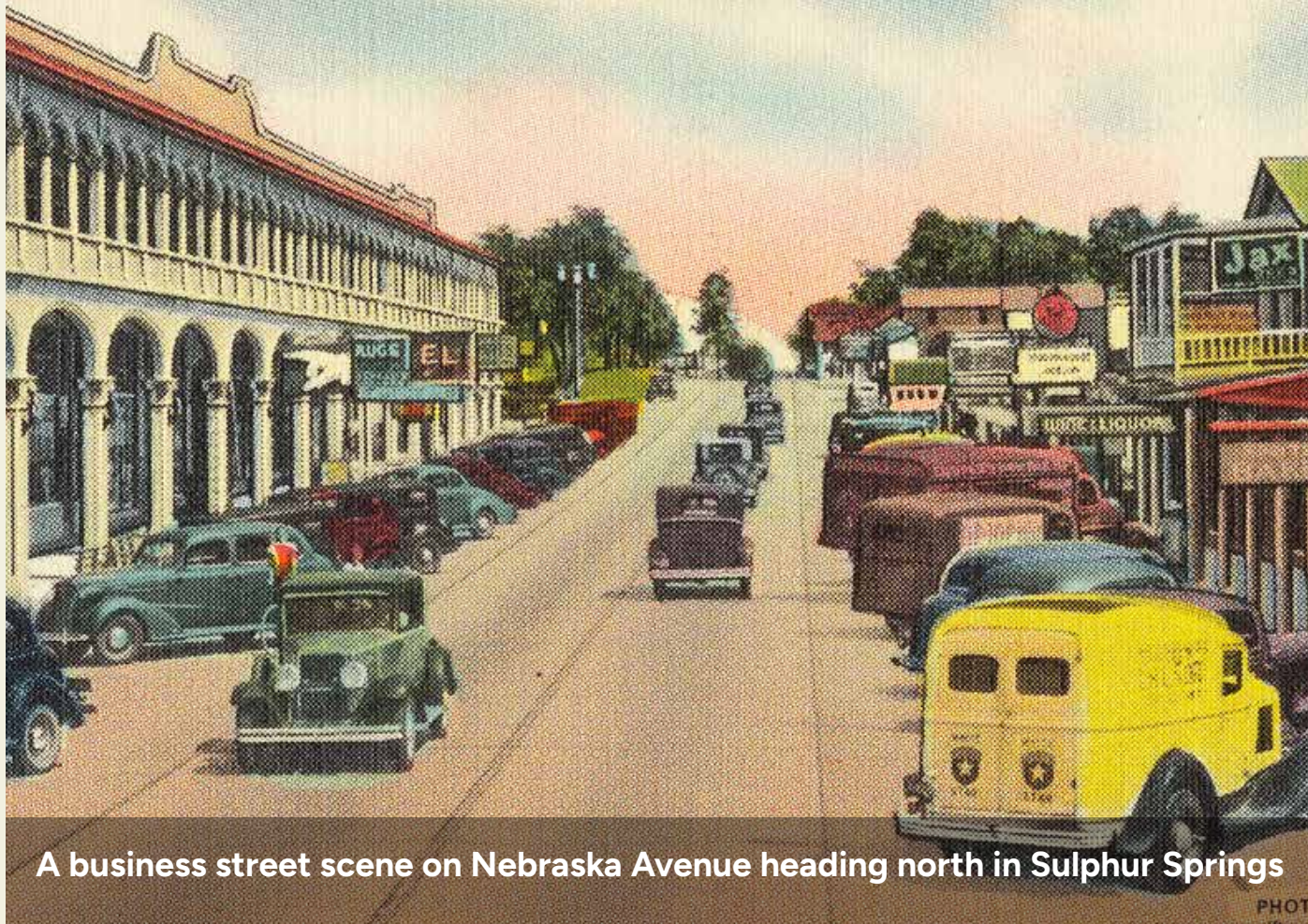
... expand the programs we already have by finding other volunteers in the neighborhood ... the young people we work with see in the neighborhood violence, drugs, and littering ... some of them struggling to keep up in school ... they are hungry to learn though.

## Urban Design and Historic Character

The layout of Sulphur Springs shows a compact, gridded neighborhood with narrow, elongated residential lots in the interior and wider, more square lots along Nebraska Avenue and Waters Avenue. This pattern supported low-density single-family housing in most of the neighborhood, with more intensive commercial and mixed-use activity along the main streets.

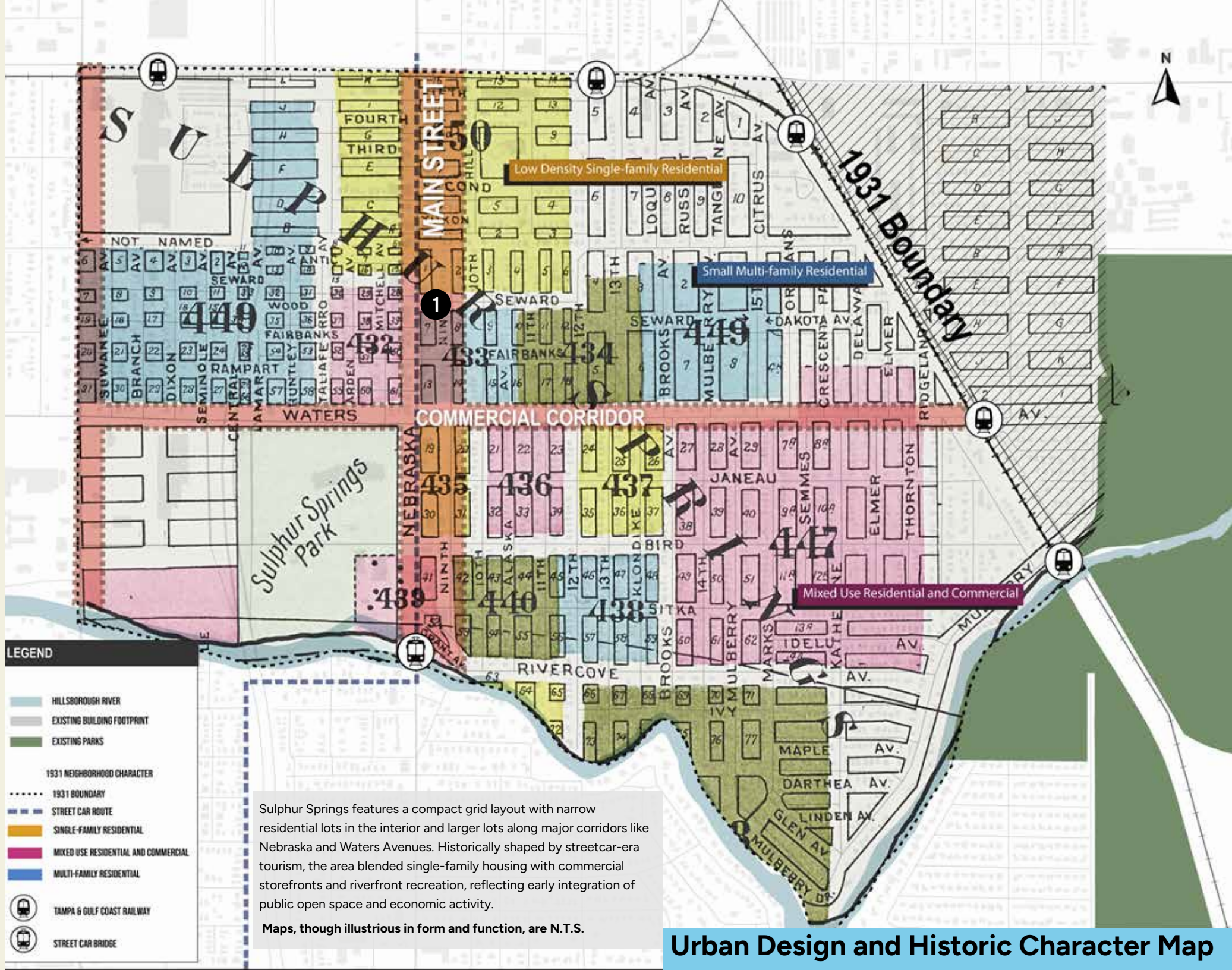
Nebraska Avenue served as the main commercial corridor, shaped by the streetcar system and designed with storefronts that faced the street and service areas at the back, primarily supporting a tourism-based economy. A tourist resort was located next to Sulphur Springs Park along the Hillsborough River, where recreational activities like swimming were a major draw.

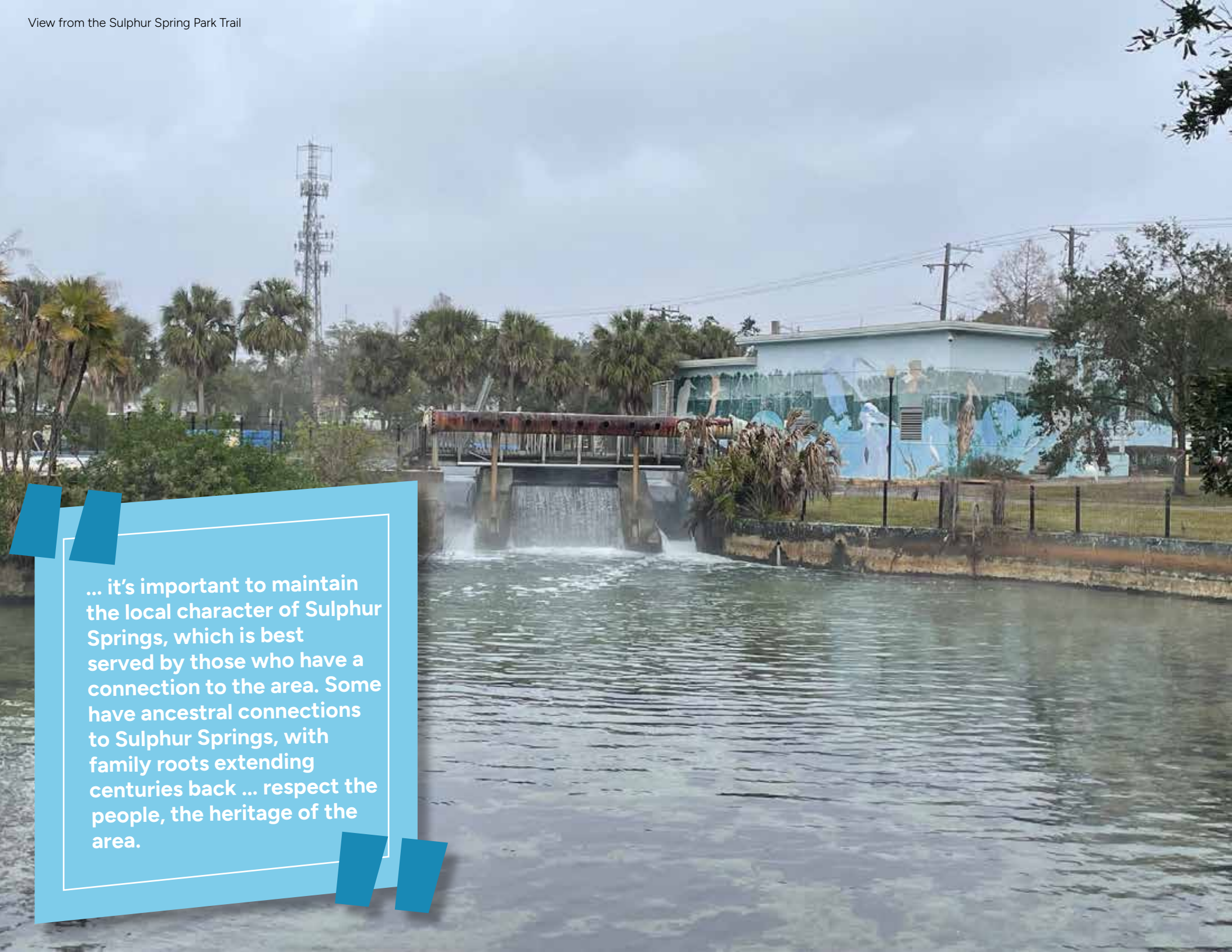
Businesses opened to serve both residents and seasonal visitors. While it is unclear whether nearby residential subdivisions were intended as vacation homes or connected to the resort, their location near the park suggests ties to tourism. The inclusion of Sulphur Springs Park and the river within the neighborhood reflects early efforts to integrate public open space and natural features into the community.



A business street scene on Nebraska Avenue heading north in Sulphur Springs

PHOTO



A photograph of a park scene. In the foreground, a body of water flows over a small concrete weir, creating a small waterfall. Behind the weir, a light blue building with a mural of palm trees and people is visible. To the left of the building, a tall metal tower stands among palm trees. The sky is overcast. A blue text box with a white border is overlaid on the left side of the image, containing text about maintaining local character.

... it's important to maintain the local character of Sulphur Springs, which is best served by those who have a connection to the area. Some have ancestral connections to Sulphur Springs, with family roots extending centuries back ... respect the people, the heritage of the area.

# 04

## STAFF AND COMMUNITY ENGAGEMENT



# Introduction

The Phase 1 planning process for the Sulphur Springs Neighborhood Action Plan employed a robust, triangulated approach to engagement that prioritized listening, trust-building, and inclusion. This approach combined consistent coordination with city staff and agency leaders, authentic dialogue with community members, and targeted outreach to diverse stakeholders across the neighborhood ecosystem. Beyond formal meetings, we actively engaged with community groups, nonprofit organizations, faith leaders, educators, small business owners, social service providers, developers, and even kids to ensure a holistic approach that “cross-pollinates” their insights to ensure development strategies directly support community thriving. (Figure 1)

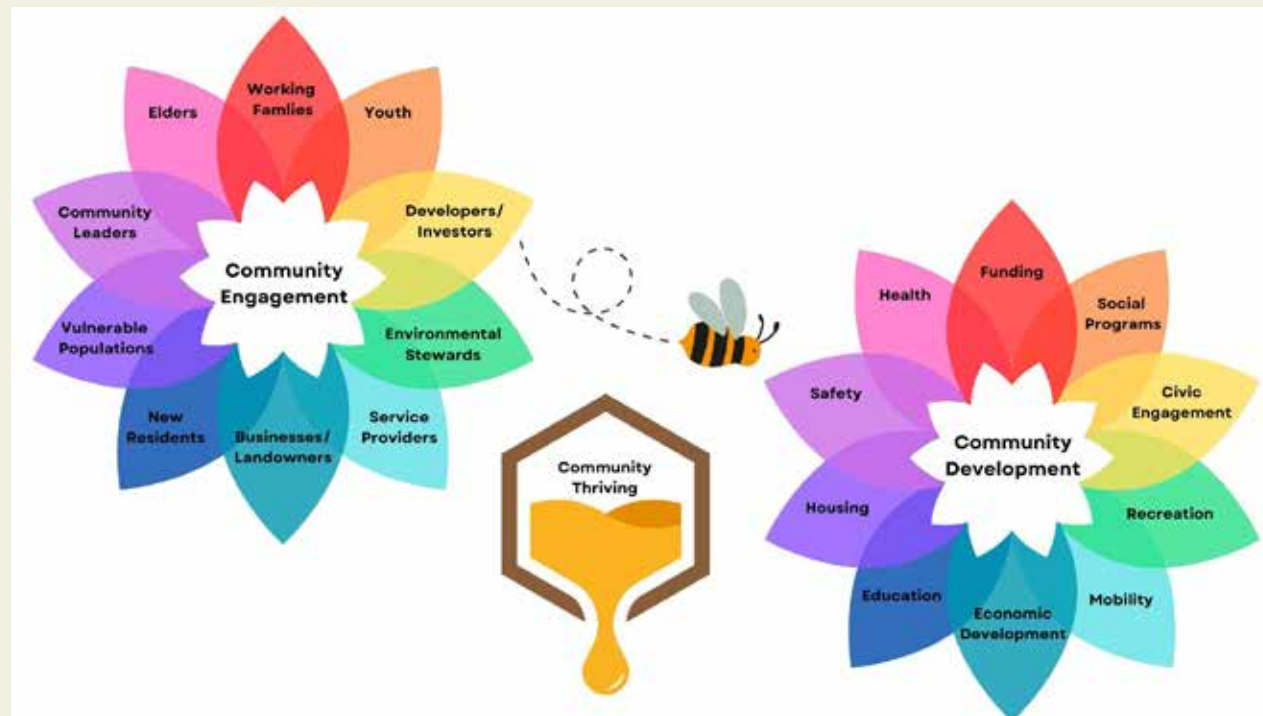
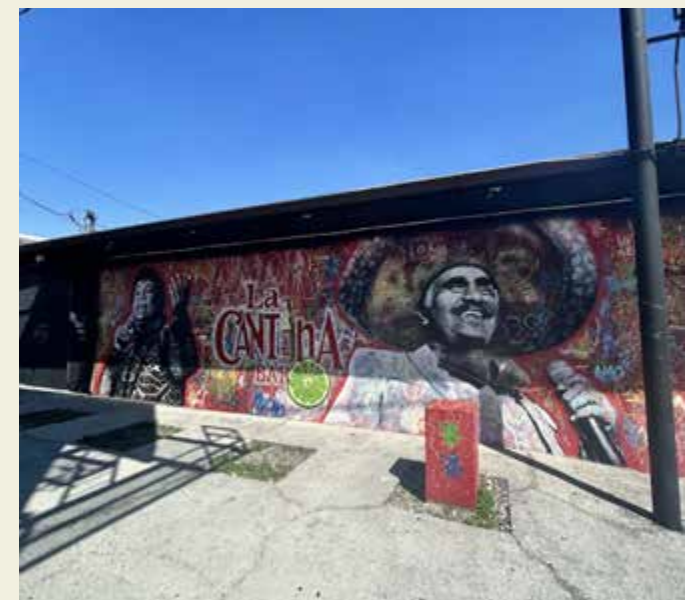


Figure 1 shows a diagram that illustrates how our engagement approach acts as a cross-pollinator, connecting the voices of residents, leaders, families, youth, businesses, and service providers (community engagement) with key areas of neighborhood development like housing, health, safety, education, economic growth, and mobility. Together, these connections foster a thriving, resilient Sulphur Springs.



Community Outreach



Community Outreach

At its core, this engagement strategy started and ended with community (see Figure 2). We made a deliberate effort to meet people where they were – like in their daily routines and familiar spaces. Whether at food pantries, corner stores, school car lines, neighborhood events, or right at their doorsteps, we sought authentic moments of connection. We engaged with trusted local leaders, informal influencers, and programs spanning from youth to seniors, taking intentional steps to piece together a fuller, more nuanced picture of Sulphur Springs. Through these grassroots methods, we intentionally prioritized reaching individuals and families who are often underrepresented in planning processes (such as parents, children, and those experiencing housing instability), ensuring the process was grounded in the real experiences of the neighborhood.



Figure 2 illustrates the iterative double-diamond approach used to guide the planning process, emphasizing a cycle of listening, reflection, connection, trust-building, co-creation, action, and accountability. By starting and ending with the community, this approach meets people where they are and fosters shared ownership and collaboration throughout the planning and implementation process.

The triangulated approach was built on **three pillars: community-wide input, targeted stakeholder engagement, and continuous collaboration with City staff.** This was facilitated through a range of formats, including one-on-one interviews, listening circles, focus groups, public meetings, workshops, surveys, and informal neighborhood pop-ups. This varied approach allowed not only for shared dialogue across different groups but also created space for deeper one-on-one conversations where individuals could express perspectives they may not, or could not, have shared in a larger setting. This depth of engagement enabled us to examine issues from every angle and thoughtfully weigh

the community's different needs, perspectives, and priorities as we crafted the initial recommendations for the Neighborhood Action Plan.

Ultimately, our approach ensured that as many voices as possible across Sulphur Springs were included in this initial process, whether through a formal meeting or a chance conversation at a corner store. We aimed to make everyone feel welcomed, respected, and reflected in the planning process. The stories, insights, and ideas gathered through this effort form a strong foundation for an action plan that is not only responsive to the community's challenges but also guided by its vision for the future.

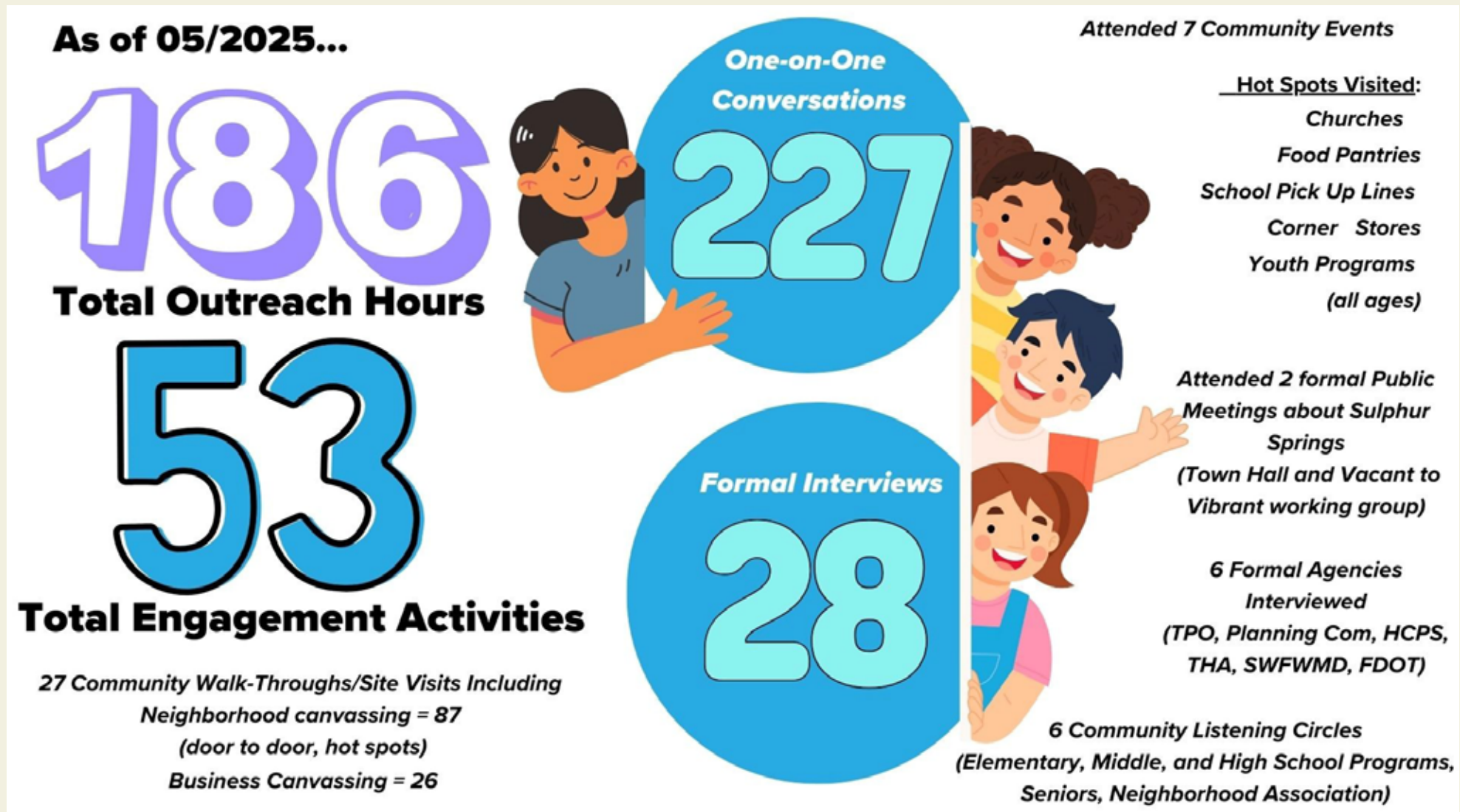


Community Outreach



Community Outreach

# Engagement Dashboard



Between January and April 2025, the team engaged in two major Public Workshop Events in the neighborhood, one Community Survey, 22 Community Stakeholder Meetings/Listening Circles, 76 Agency Stakeholder Meetings, three Focus Meetings with City Department Heads, and three Technical Group Workshops with City staff across various departments to dive deep into the neighborhood issues and aspirations. Additionally, we conducted over 75 one-on-one conversations with community members. The feedback is summarized in the sections below and the feedback and details of each of these workshops and meetings are documented in the Appendix.

# Engagement Roadmap

The project team engaged with residents through two key public events designed to foster dialogue, gather ideas, and broaden participation in the Sulphur Springs Neighborhood Action Plan. Together, these meetings created multiple entry points for community members to share their experiences, concerns, and aspirations in both formal and informal settings.

## Public Meeting 1 – Ideas Gathering (March 12)

The first public meeting for the Sulphur Springs Neighborhood Action Plan was held in an open-house format on March 12 at the George Bartholomew Center. This meeting drew an estimated 80 attendees, with more than 55 signed attendees, an estimated 20 children, and additional unsigned participants. The event welcomed a broad cross-section of the community, including business owners, faith leaders, homeowners, renters, teachers, nonprofit representatives, neighborhood advocates, and youth.

Children were intentionally welcomed into the space through interactive, age-friendly activities that invited them to share their ideas and recommendations for the Sulphur Springs neighborhood. This vibrant “kids’ zone” created opportunities for youth to write, draw, discuss, and imagine their futures while enjoying fun prizes like slime and small giveaways.

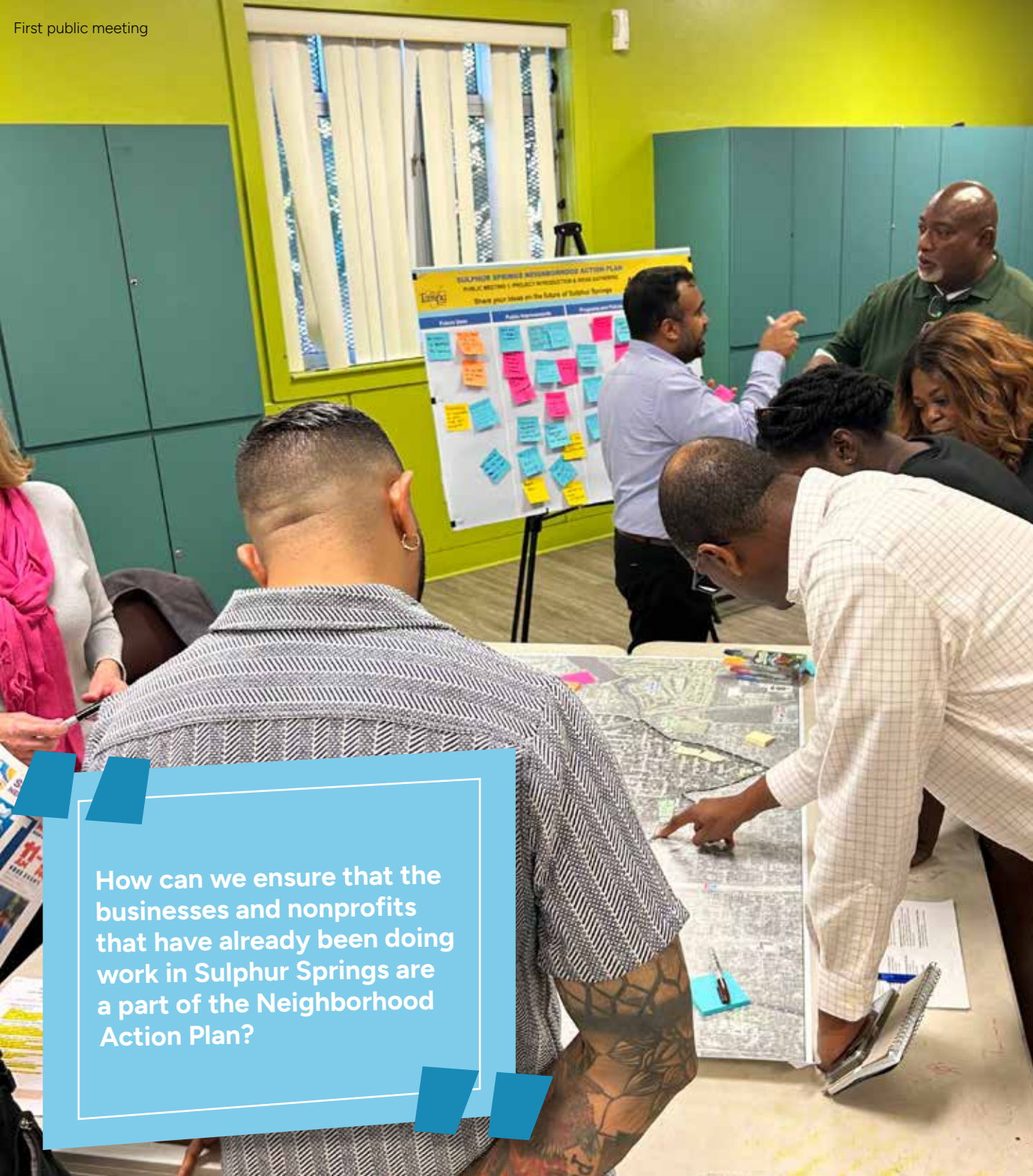
Many participants arrived with a strong awareness of the Neighborhood Action Plan, reflecting the early momentum, social networks, and community-based organizing already present in Sulphur Springs. At the meeting, residents engaged directly with project staff, including City representatives from various departments, members of the Sulphur Springs Museum’s Oral History Project, and the Resilient Cities Catalyst team. Attendees moved through interactive stations that facilitated dialogue using technology, physical maps, visuals, and guided discussions, creating multiple opportunities for participants to share ideas, concerns, and priorities.

### Key themes included:

- ▶ Safety and quality of life: Emphasis on code enforcement for illegal dumping, property maintenance, and stabilizing residential areas.
- ▶ Infrastructure and road safety: Requests for improved pedestrian crossings, lighting, traffic calming, and sidewalks/trails to access parks and facilities.
- ▶ Community amenities: Calls for updates to Sulphur Springs Park, Pool, and River Tower Park.
- ▶ Economic opportunities: Interest in employment and training opportunities for residents, especially youth.
- ▶ Community-driven redevelopment: Ideas for revitalizing vacant sites, including the former racetrack and art center, with a focus on local needs and identity.

**We are a food desert and we need to have a supermarket. Although I have a vehicle, there are many people who do not have a car.**







Lit Fest

## Non-Traditional Event 1 – Lit Fest (March 20)

The project team also engaged residents at the 3rd Annual Sulphur Springs Literature Block Party (Lit Fest), held on March 20 at the United Way Suncoast's Sulphur Springs Resource Center. This collaborative event, co-hosted by local nonprofits and community organizations, brought together art, music, and literature as a joyful celebration of community. The festival created an inviting space for families and neighbors to connect, support local creativity, and share ideas for the neighborhood's future.

At the event, the project team hosted an interactive booth, engaging an estimated 80+ attendees of all ages through conversations, hands-on activities, and visuals introducing the Neighborhood Action Plan. In addition to traditional engagement tools, the team launched the "What's Your Hot Take on Sulphur Springs?" video series, which was an innovative, street-style interview approach using "mini-microphones" to invite youth to share their unfiltered opinions, stories, and visions for the neighborhood. This approach proved especially effective in reaching teens at the event, who organically took the mic themselves, interviewing one another and amplifying their peers' voices. The resulting videos were shared on social media, helping to tell the story of the community through its own lens and build momentum for the planning process.

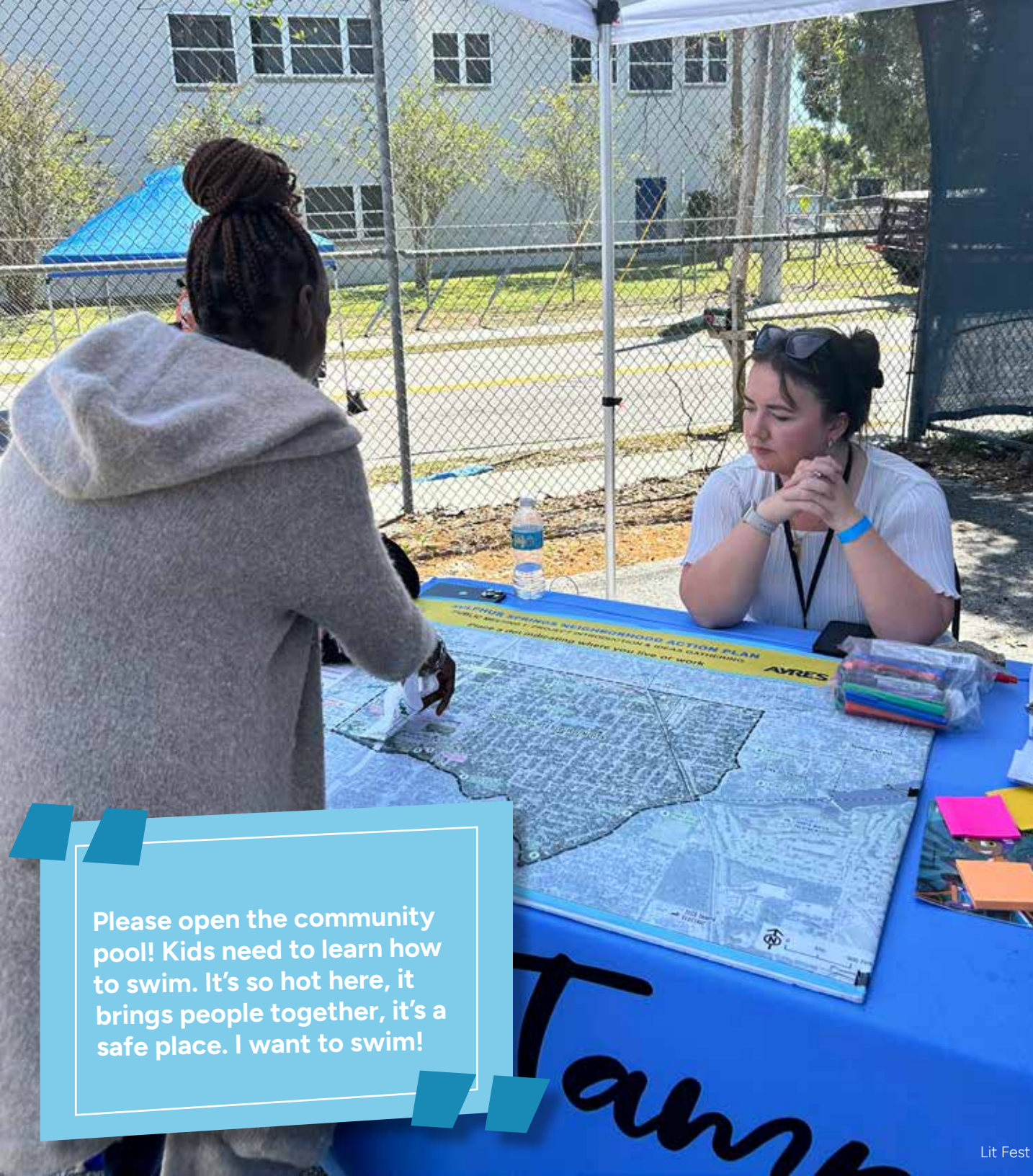
Some after-school programs would be great.

Participants shared ideas and concerns that echoed themes from the earlier public meeting.

### Key themes included:

- ▶ Crime and neighborhood safety.
- ▶ Reinstating the Sulphur Springs Pool.
- ▶ Addressing litter, dumping, and neighborhood appearance.
- ▶ Building community pride and ownership in the future of Sulphur Springs.





**Please open the community pool! Kids need to learn how to swim. It's so hot here, it brings people together, it's a safe place. I want to swim!**



Lit Fest



Lit Fest

Lit Fest

# Community Survey 1

The Neighborhood Action Plan survey gathered responses from 167 participants, which provided a broad and multifaceted view of community priorities, reflecting both immediate needs and long-term aspirations. Responses highlighted a mix of community pride, frustration with unmet needs, and a strong desire for improvements across several key areas.

A clear theme across responses was the urgent call to reopen and restore the Sulphur Springs Pool and its connection to River, Tower Park, and other recreational spaces. The pool was mentioned frequently as an essential resource for youth, families, and neighborhood cohesion, with many participants expressing frustration at its long-term closure.

Safety concerns were another recurring theme, with residents describing experiences of gun violence, drug activity, and limited police presence. Multiple respondents expressed a need for increased safety measures, including more visible policing, traffic calming, and neighborhood watch efforts.

Respondents also pointed to infrastructure and maintenance challenges, citing broken or missing sidewalks, potholes, poor drainage, illegal dumping, and a lack of street lighting as ongoing barriers to neighborhood safety and pride. Many participants linked these issues to broader concerns about declining property conditions and absentee landlords.

Economic development emerged as both a hope and a concern. Residents voiced interest in small business growth, local restaurants, a farmers' market, and reinvestment along Nebraska Avenue. However, several respondents also raised concerns about overdevelopment, gentrification, and the potential displacement of long-term residents.

Residents shared a strong appreciation for community programs and services, support for local businesses, cultural traditions, public art, parks and recreation, river access, and the preservation of historic sites. When asked about needed physical improvements, top priorities included safer roads, visible crosswalks, better sidewalks, enhanced street lighting and bike trails, improved drainage, shaded seating areas, and greater river access. Desired development types focused on medium-scale housing, adaptive reuse of existing buildings, community gardens, local dining and nightlife, and reinvestment in historic structures. Key concerns voiced by the community centered around road safety, crime, environmental damage, increasing housing costs, neglected historic resources, persistent flooding, and the impacts of overdevelopment. The full results of the survey are included in Appendix C: Community Survey on page 88.

## Community Survey Snapshot



**48.76%** Own a home and live in the community.



**41.67%** are between the ages of 31 to 45.



**45.45%** love most about Sulphur Springs is the access to the Hillsborough River.



**30.58%** ranked support for local businesses as being a community priority that is available but very limited.



**41.67%** agreed that additional or improved park amenities were important improvements that would benefit Sulphur Springs.



**70.25%** would love to see food shops in Sulphur Springs.



Homeownership Programs are the top preferred services people would like to see expanded or introduced in Sulphur Springs.



**63.64%** agreed that environmental damage or pollution is a major issue affecting Sulphur Springs.



Crime & public safety issues were the top preferred issues for the City to address in Sulphur Springs.

### Key Takeaways from Stakeholder Engagement

#### Agency Stakeholders

#### Florida Department of Transportation (FDOT)

- ▶ No current plans for Nebraska Avenue redesign, though opportunities exist.
- ▶ Community and political support are key to advancing improvements.
- ▶ Lane reduction challenges persist; safety remains a focus.

#### Plan Hillsborough

- ▶ Nebraska Avenue identified as a priority corridor needing investment.
- ▶ Zoning challenges impact housing and commercial redevelopment potential.
- ▶ Quick-build mobility projects could offer near-term solutions.

#### Tampa Housing Authority (THA)

- ▶ Infill housing projects are contributing to neighborhood stabilization.
- ▶ Tenant and landlord education remains a key challenge.
- ▶ Policy changes at the federal level could impact housing affordability for residents.

#### Hillsborough County Public Schools (HCPS)

- ▶ The community school model continues to be implemented at Sulphur Springs K-8.
- ▶ Parent engagement and attendance barriers are ongoing challenges.
- ▶ Interest in integrating local history and culture into education.

#### Hillsborough Area Regional Transit (HART)

- ▶ Upgrading bus shelters with improved ventilation and lighting; community requests through the customer service line at (813) 384-6301 can help prioritize locations.
- ▶ Route 16 service increased to 30-minute frequency daily; no major short-term changes planned for Route 400.
- ▶ Conducting a systemwide bus stop inventory, including ADA compliance and management of third-party benches.
- ▶ Yukon Transfer Center remains underused; long-term potential tied to future

transit-oriented development planning.

- ▶ Preparing for a Comprehensive Operational Analysis and Transit Development Plan, with upcoming opportunities for community input.

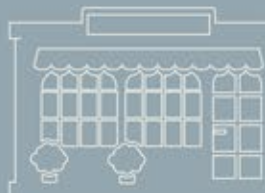
#### Southwest Florida Water Management District (SWFWMD)

- ▶ Identified ongoing hydrology challenges, including sinkholes, clogged drainage, and compromised flow paths.
- ▶ Confirmed high salinity and bacterial contamination levels in Sulphur Springs, limiting recreational use.
- ▶ Highlighted the historical impact of alterations to the springs and pool on the local water system.
- ▶ Emphasized opportunities for restoration and nature-based solutions to improve water quality and watershed health.

## Stakeholder Interview and Meetings

Throughout Phase 1, the project team engaged deeply with the broader ecosystem of agencies and partners that influence Sulphur Springs. To date, we have completed **28 formal interviews with key agency stakeholders**, including organizations such as the Florida Department of Transportation, Plan Hillsborough, Tampa Housing Authority, Hillsborough County Public Schools, and others.

A central goal of these agency meetings was to develop a clear understanding of what initiatives, plans, and resources have already been deployed or planned for Sulphur Springs. By creating space for deep and intentional interviews with agency partners, the project team aimed to identify opportunities for alignment, explore agency capacity and interest, and better understand what interventions might be feasible or supported in both the near and long term.



# Engagement with Community Stakeholders

In parallel with agency engagement, the project team prioritized **ongoing, multifaceted engagement with community stakeholders**, including the neighborhood association, local groups, nonprofits, and individual residents. This effort included **more than 120 one-on-one conversations** gathered through canvassing, outreach efforts, and informal engagement opportunities.

These conversations provided invaluable insights into the lived experiences, challenges, and hopes of the Sulphur Springs community, while also offering critical context about the systems and structures that shape neighborhood outcomes. By staying in continuous dialogue with community members, the project team remained grounded in residents' realities: capturing their concerns and visions.

This process also fostered organic opportunities for education and connection: as residents shared their needs, the project team was able to increase awareness of existing resources while simultaneously reporting insights back to agency partners to inform future actions. In this way, community engagement functioned not only as a tool for data collection, but as a platform for mutual learning, shared understanding, and stronger alignment between residents and the agencies that serve them.



Community Outreach

## Key themes included:

- ▶ Youth Programs & 18-25 "Missing Middle"
- ▶ Food Access & Grocery Gap
- ▶ Housing Affordability, Absentee Landlords, & Displacement Fears
- ▶ Traffic Safety & Walkability
- ▶ Recreation, Pool & Green-Space Activation
- ▶ Small-Business Support & Corridor Revitalization
- ▶ Community Pride & Historic Preservation
- ▶ Wrap-Around School Hub & Health Access
- ▶ Homelessness, Substance Use & Street Disorder
- ▶ Trust, Process Fatigue, & Need for Tangible Wins

### **Neighborhood & Community Affairs**

- ▶ Signature events like Tower Fest have been successful in fostering neighborhood engagement and identity and the City is looking to encourage and expand on events of this nature in the future.

## **City Department Focus Meeting**

As part of Phase 1, the project team convened three Focus Meetings with leadership from key City of Tampa departments whose work intersects with capital improvements and initiatives in Sulphur Springs. Participating departmental groups included Neighborhood & Community Affairs; Development & Economic Opportunity; and Mobility & Infrastructure. These meetings provided valuable insight into current City priorities, planned investments, and implementation challenges related to the neighborhood.

**Key takeaways from these meetings are summarized below:**

### **Mobility & Infrastructure**

- ▶ Recent street paving projects have been completed in the neighborhood.
- ▶ Leadership Tampa is exploring a "Safe Routes to Food" initiative in Sulphur Springs.
- ▶ Ongoing paving and sidewalk gap work, with the ability to reallocate focus within the year.
- ▶ The Sulphur Springs pump station requires replacement due to contamination concerns.
- ▶ Portions of the riverfront may be reopened pending maintenance and restoration work.
- ▶ The City's \$3 billion wastewater system upgrade includes improvements to the Sulphur Springs Pump Station.
- ▶ Existing utility and infrastructure capacity can support future development in the neighborhood.

### **Development & Economic Opportunity**

- ▶ Several privately owned key sites, including the "Wendy's Plaza" and the former dog track, have been identified as areas of major redevelopment opportunity.
- ▶ The City is actively working to attract fresh food providers and support small business growth in the neighborhood.
- ▶ Permit pathway to retain nonconforming duplexes and other uses that contribute to community stability.
- ▶ Enhancement Team's rapid response model for emerging issues.
- ▶ Leverage creative partnerships (e.g., land trusts, nonprofits) for infill development when City capital is limited.

### **Parks and Recreation**

- ▶ Pursuit of ELAP funding and new site exploration for Sulphur Springs Pool replacement.
- ▶ Collaborative plans to connect the Green ARtery through parks, boosting mobility and recreation access.
- ▶ Encourage more public art projects in Sulphur Springs like Soul Walk as a model for storytelling and historic preservation through art.
- ▶ USF's Nature-Based Solutions grant presents a potential partnership opportunity for watershed restoration and water quality improvements.
- ▶ The Springhill Park Community Center is emerging as a central hub for expanded programming and services.



### **Technical Working Group**

- ▶ City Planning Department
- ▶ Community Engagement and Partnerships Division
- ▶ Economic Opportunity Department
- ▶ Development & Growth Management Department
- ▶ Neighborhood Enhancement Division
- ▶ Mobility Department
- ▶ Parks & Recreation Department
- ▶ Resiliency and Sustainability Team
- ▶ Water Department
- ▶ Wastewater Department
- ▶ Consultant, Ayres Associates
- ▶ Consultant, Conscious Community Connectors (CCC)
- ▶ Consultant, Vrana Consulting

## Technical Team Workshop

During Phase 1, the project team facilitated three Technical Team Workshops that brought together a broad range of City of Tampa staff from departments involved in projects and services affecting Sulphur Springs.

These workshops served as collaborative knowledge-sharing sessions, allowing City staff to provide technical expertise, clarify processes, and share insights into existing programs and initiatives.

At the same time, the project team presented key themes and feedback gathered from community engagement, ensuring discussions were grounded in the experiences and priorities voiced by Sulphur Springs residents. City staff provided clarification on departmental programs, policies, and planned projects, offering valuable insight into agency roles, current efforts, and implementation constraints. This knowledge exchange allowed the project team to better contextualize community feedback within the City's operational framework.

As part of this process, the project team collaborated with City staff to compile a Sulphur Springs Resource Sheet, cataloging existing City programs and services relevant to neighborhood residents. This resource was distributed at community events and meetings to increase awareness of available services and help connect residents directly with City resources.

The technical team was also able to go on a site tour with the Southwest Florida Water Management District (SWFWMD). The tour allowed City staff and project team members to contextualize the historical and current challenges related to drainage, contamination, and restoration potential of Sulphur Springs.

Through these workshops, the project team established direct communication channels with City staff across multiple departments. This facilitated more efficient coordination, allowing the team to route emerging community concerns to appropriate City contacts and promote stronger linkages between residents and City agencies.

Want a closer look at what's shaping the future of Sulphur Springs? The City of Tampa has compiled updates and initiatives by departments into one easy-to-explore destination.

Explore the highlights and deep dives here:

[tampa.gov/city-planning/city-planning-sulphur-springs-neighborhood-action-plan](https://tampa.gov/city-planning/city-planning-sulphur-springs-neighborhood-action-plan)

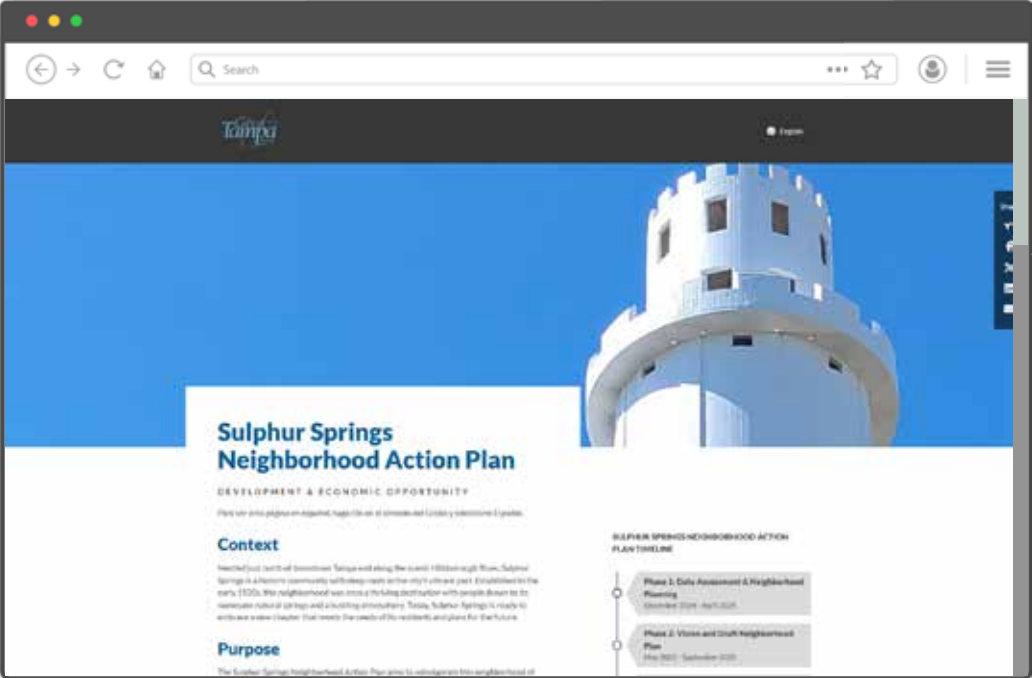
# Webpage and Social Media Information Coordination with the City

In collaboration with the City's Communications Department, the project team developed and launched a dedicated project webpage for the Sulphur Springs Neighborhood Action Plan. The webpage serves as a central hub for sharing project updates, resources, engagement opportunities, and other relevant information with the community.

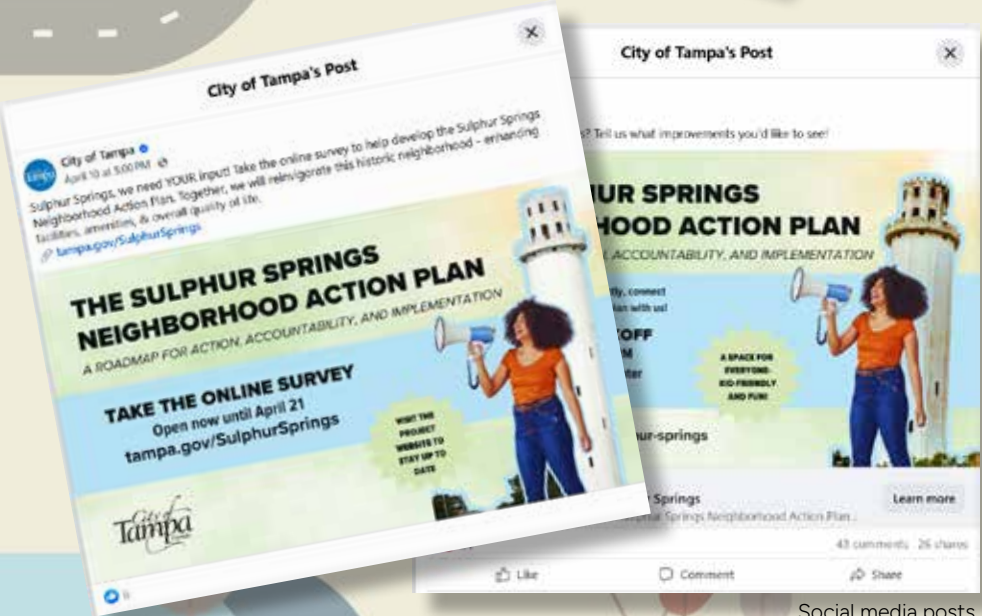
To support outreach and encourage participation, the project team also created social media content and promotional materials, including flyers, to advertise project milestones, community meetings, and surveys. These communication tools helped broaden awareness of the planning process and provided multiple channels for residents to stay informed and engaged.



Public engagement flyers



The project website



Social media posts



# 05

## OPPORTUNITIES, CHALLENGES, AND INITIAL POSITIONING

# Introduction



National Healthy Kids Day community event

The Sulphur Springs neighborhood stands at a pivotal moment of reflection and opportunity. As one of Tampa's historic communities, it possesses a rich cultural identity, strong sense of place, and a resilient spirit shaped by generations of residents. However, like many legacy neighborhoods, it faces a range of evolving challenges that demand coordinated, forward-looking solutions.

To support long-term livability and lay the foundation for transformational efforts in Phase 2, this Phase 1 report applies the Main Street America Approach, focusing on four interconnected areas: Economic Vitality, Community Design, Promotion, and Policy & Organization. Together, these pillars help guide a strategic vision for the future of Sulphur Springs.

Community feedback and data point to several persistent challenges. Aging infrastructure, limited job access, and safety concerns, particularly tied to illegal activity, continue to affect daily life. Inadequate sidewalks and bike infrastructure hinder

mobility, while fragmented development and vacant lots contribute to a sense of disconnection. As new investments emerge, the risk of displacement grows unless housing affordability is preserved. Underutilized public spaces and businesses, coupled with negative perceptions of the area, further constrain progress. Additionally, improved coordination is needed among City departments, nonprofits, and businesses to ensure that revitalization efforts benefit all residents equitably.

In response to these issues and themes raised through community engagement, the City's project team, alongside departmental staff and consultants, has begun identifying opportunities for improvement.

Each of the four focus areas is critical to building a strong and healthy neighborhood. By examining these components together, a clearer understanding of current conditions emerges, along with a pathway toward a more inclusive, vibrant,

and future-ready Sulphur Springs. This process is not solely about physical transformation - it also honors and uplifts the community's history, identity, and shared aspirations.

The analysis is organized by the following focus areas and across different themes:

- ▶ **What the Community Said** – Highlights what we heard directly from residents and stakeholders during Phase 1 engagement.
- ▶ **The Challenges** – Describes the key issues or barriers.
- ▶ **Opportunities to Consider** – Listed suggestions that could help, noting these are not final recommendations. Each would need to be studied further to see if it's realistic, based on timing, funding, regulations, and/or environmental concerns.

## Eight Emerging Themes

- 1) Improve Aesthetics, Safety, and Perception
- 2) Prioritize Neighborhood Action and Resources
- 3) Integrate the River, Riverfront Parks, and Springs
- 4) Facilitate Vacant Sites Redevelopment
- 5) Stabilize Residential Neighborhoods
- 6) Improve Nebraska Avenue.
- 7) Improve Infrastructure and Drainage.
- 8) Celebrate History, Culture, and Community Assets



National Healthy Kids Day community event

# Economic Vitality

Economic Vitality addresses the need for sustainable jobs, small business growth, and wealth-building opportunities that empower residents and attract investment. It “focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies.”

## The Challenges

Sulphur Springs faces several challenges, including an aging infrastructure that needs updates to support investment and improve the quality of life. Economic disparities exist, with limited job opportunities in the area, making it harder for residents to move up economically. Additionally, the perception of safety is an issue, as illegal activities make residents, especially kids, feel unsafe, which could prevent new businesses and investments from coming to the community.

## What the Community Said

from the Survey, Interviews & Community Events

We heard people want good local jobs and more support for small businesses and entrepreneurs. There is a need for upfront investment in buildings, equipment, and partnerships, especially with local farmers, nonprofits, and community groups. People also want job training, youth employment, and mentorship programs that reflect local cultures. Some ideas include creating incubator spaces, apprenticeships, food co-ops, and commercial kitchens. There are challenges with zoning, legal rules, and staying open long-term, so support like technical help and business guidance is essential. Many also shared the need for fresh, healthy food and want urban farming and better food access to be part of a bigger plan for the area's future. These are connected to Themes 5 & 6: Stabilize Residential Neighborhoods and Improve Nebraska Avenue.

## Opportunities to Consider

- ▶ Housing and Anti-Displacement Strategies
- ▶ Workforce Development
- ▶ Community Benefit Agreements
- ▶ Healthy Food Access
- ▶ Affordable Land and Development
- ▶ Strategically Located Between Major Corridors
- ▶ Neighborhood Business Zones
- ▶ Partnerships and Public Funding



# Community Design

Community Design focuses on the built environment – ensuring that infrastructure, housing, and public spaces foster safety, beauty, and connectivity, “enhancing the physical and visual assets that set the commercial district apart.”

## The Challenges

Sulphur Springs faces several challenges, including disconnected areas with poor pedestrian and bike infrastructure, which makes it hard to get around. The neighborhood also has a mix of residential, commercial, and vacant land, and there is a risk of displacement as new investments bring higher-income residents, which could push current residents out if affordable housing policies are not in place. Finally, ensuring that improvements are sustainable for the future will require careful planning and ongoing community involvement.

## What the Community Said

from the Survey, Interviews & Community Events

The stakeholders shared concerns about safety, access, and the environment. People want safer streets, better lighting, and more ways to walk, bike, and get around, especially since many do not have cars, and buses do not reach some schools. Speeding, flooding, water pollution, illegal dumping, and poor home and yard conditions are significant issues. There's a need for more green spaces, cleaner lots, and stormwater systems that work. People also want more healthy food options and places to play since the local pool is closed, and recreation needs are unmet. Affordable housing is another big concern, with rising costs and zoning challenges making it hard to keep homes affordable. These are connected to Themes 3, 4 & 7: Integrate the River, Riverfront Parks, and Springs, Facilitate Vacant Sites Redevelopment, and Improve Infrastructure and Drainage.

## Opportunities to Consider

- ▶ Healthy Environment and Neighborhood, i.e. activate vacant lots with pocket parks and stormwater gardens.
- ▶ Revitalization and Street Design
- ▶ Public Spaces and Beautification
- ▶ Affordable and Mixed-Income Housing
- ▶ Quick Wins and Big Transformational Projects



# Promotion

Promotion examines how the neighborhood tells its story, amplifies its assets, and cultivates pride and visibility. It positions the “commercial district as the center of the community and hub of economic activity while creating a positive image that showcases a community’s unique characteristics.”

## The Challenges

Sulphur Springs faces challenges with underutilized assets, like local businesses and public spaces that aren’t getting enough attention or visitors. There’s also a negative perception of the area, making it harder to attract support and improvement. These issues could slow down efforts to revitalize the neighborhood.

## What the Community Said

from the Survey, Interviews & Community Events

We heard that people feel there isn’t enough community involvement and that many mental health needs are not being met. There’s a need for more support, resources, and ways for people to feel connected and cared for in the community. Community members also expressed a desire to preserve and celebrate the neighborhood’s cultural heritage, including its music, stories, and long-standing traditions, as a source of pride and identity. These are connected to Themes 1 & 8: Improve Aesthetics, Safety, and Perception, and Celebrate History, Culture, and Community Assets.

## Opportunities to Consider

- ▶ Neighborhood Identity and Promoting Community Assets
- ▶ Community Engagement
- ▶ Branding and Place-Keeping
- ▶ Celebrating Culture and History
- ▶ Environmental Education
- ▶ Aesthetic and Safety Improvements



# Policy & Organization

Finally, policy and organization considers the systems and structures – both formal and informal – that “involve creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources.” They also support effective community leadership and advocacy.

## The Challenges

The community faces challenges with disconnected policy efforts, meaning different groups such as the government, nonprofits, and businesses must work together more to match the community's long-term goals. Another issue is ensuring resources are shared fairly so all residents can benefit from new developments and City investments.

## What the Community Said

from the Survey, Interviews & Community Events

We heard that people are worried about rising housing costs and how new developments make it harder to keep homes affordable. There are also safety concerns, such as street and property crime issues. The community wants to be involved in creating solutions, like helping design public safety efforts and spaces led by youth. There's also a need for more after-school programs to support young people. This connects to Theme 2: Prioritize Neighborhood Action and Resources.

## Opportunities to Consider

- ▶ Community-Led Decision-Making
- ▶ Anti-Displacement Fund
- ▶ Community Development Corporation (CDC)
- ▶ City and County Investment
- ▶ Youth Programming Expansion
- ▶ Recreational Programming
- ▶ Proactive Code Enforcement
- ▶ Public Safety Design
- ▶ Homelessness and Crime Support
- ▶ Behavioral Health Access



# Key Considerations – Principles

As the project moves into Phase 2, which will focus on identifying detailed action items, it's important to stay rooted in the core values expressed by the community and supported by data. These key considerations reflect what matters most to residents and lay the foundation for creating strategies that are not only effective but also equitable and meaningful. It ensures that as the plan is developed, it responds directly to the voices of the community, prioritizes safety and access, creates economic opportunities, protects the environment, and honors the area's rich history and culture. The following Five-Principles will guide the plan in the next phase:



## Community-Driven Change:

Ensure that all revitalization efforts prioritize the needs of existing residents by addressing community needs across all stages of life, from preschoolers to retired seniors, while actively preventing displacement and promoting belonging. Achieving this means fostering meaningful community engagement in decision-making to ensure that future developments align with current residents' and business owners' voices, needs, and priorities.



## Safe & Connected Places:

Design the neighborhood with an emphasis on improving mobility options, including walking, biking, and public transportation, to strengthen connections within and outside the neighborhood.



## Economic Opportunities & Prosperity:

Create pathways for residents to thrive, build long-term stability, and wealth within the neighborhood. This is achieved by supporting local businesses, attracting quality jobs, and ensuring that economic growth benefits the existing community. Particularly those who have been impacted by the historical disinvestment in Sulphur Springs.



## Resilient Nature & Neighborhood:

Incorporate environmentally sustainable practices in all new developments and infrastructure projects, emphasizing green space, stormwater management, and energy efficiency to protect the neighborhood's natural resources, reduce climate risks, and ensure long-term environmental and community health.



## Heritage & Historic Character:

Respect the neighborhood's historical assets, balancing new development with efforts to preserve and celebrate the community's unique cultural heritage.



The Old Harbor Club



Neighborhood Tour with Charlie Adams, Sulphur Springs Neighbor Action League President (left) and Binoy Panicker, Consultant Team Manager (right)

# Initial Neighborhood Positioning Branding and Vision

## Key Branding Element

**"Heritage Meets Progress":** Emphasizing Sulphur Springs' unique mix of history, community pride, and future potential.

1

## Key Branding Element

**"A Neighborhood for All":** Reinforcing the vision for an inclusive, affordable, and equitable community that fosters opportunity for everyone.

2

## Key Branding Element

**"Where Community and Nature Connect":** This section highlights the neighborhood's green spaces and proximity to parks and waterways.

3

## Vision Statement

"Sulphur Springs is a welcoming, resilient neighborhood where history and progress blend to create a vibrant, thriving community. With a focus on sustainability, connectivity, and opportunity for all, Sulphur Springs will serve as a model of community-driven revitalization, improving the lives of its residents while celebrating its rich heritage."

## Branding Vision

Sulphur Springs will be positioned as a vibrant, culturally rich, and community-focused neighborhood that honors its historical legacy while embracing sustainable, inclusive growth. The neighborhood will serve as a hub for affordable housing, local businesses, and a strong, interconnected community.



Safe & Connected  
Places

Community  
Driven  
Change

Heritage & Historic  
Character

Resilient Nature  
& Neighborhood

Violent  
Crime  
Reduction  
Initiative

CONSERVATION  
AREA  
PLEASE DO NOT  
MOW OR SPRAY  
this is a  
historic site

Economic Opportunities  
& Prosperity

NEIGHBORHOOD IMPACT  
INVESTMENT FUND

WESTSIDE MARKET

Images sourced from Visit Jacksonville, City of Dyersville, Lyneham Community Association, Patch, Bowen Trails, Logan Arts, Downtown Colorado Springs, MYSA, Strong Towns, Urban Milwaukee, San Antonio Street Art Initiative, City of Tampa, Iowa Office of Community Engagement, City of Orlando, Florida Backroads, Coral Gables Magazine, NBC News, Dodge City Days, Northwest Florida Daily News, Virginia Main Street, City of Miami, Ideation Orange, Osceola News Gazette, Experience Kissimmee, The Coastal, Multi-Housing News, Heritage Architectural Associates, Andersonce.

# 06

## APPENDICES



The background of the slide is a dense, repeating pattern of stylized, light blue houses. Each house is represented by simple geometric shapes: a rectangle for the main body and a triangle for the roof. The houses are arranged in a way that creates a sense of depth and a continuous urban landscape.

## **Appendix A: Public Meeting 1-Ideas Gathering**

## City of Tampa Sulphur Springs Neighborhood Action Plan

PUBLIC MEETING 1 – INTRODUCTION & IDEAS GATHERING      DATE: MARCH 12, 2025  
LOCATION: George Bartholomew Center      TIME: 5:00 PM to 8:00 PM

### PARTICIPANTS:

- Sulphur Springs Community Members (See enclosed Sign-In)
- Evan Johnson, Lauren O'Neill, Frank Crum, Tim Spearman, Danielle Shepard, Josh Blackman, Kayla Caselli, (City of Tampa)
- Fatima Elkott, Naya Young, (CCC); Tammy Vrana (Vrana Consulting); Brey Jeter, Jay Molokwu, Binoy Panicker (Ayres).

### MEETING SUMMARY

#### 1. Overview

The first public meeting for the Sulphur Springs Neighborhood Action Plan project was conducted in an open house format. We saw strong participation from over 55 signed attendees in addition to an estimated 20 children and unsigned participants. Many of the attendees were already familiar with the project through the promotion and survey. Most of the participants at the meeting completed the survey before the event, demonstrating awareness and engagement with the process.

Overall, the main sentiments the community expressed at this public meeting were the need for improvements related to:

- Safety and quality of life, specifically code enforcement related to dumping and property maintenance to stabilize the residential areas.
- Infrastructure and road safety improvements including pedestrian crossings, lighting, traffic calming and sidewalks/trails to access the community facilities in and around the neighborhood.
- Updates on the Sulphur Springs Park, Pool, and River Tower Park.
- Employment opportunities and training for residents, particularly the youth.
- Community focused redevelopment of the vacant areas including and around the Racetrack site.

Detailed responses at each station are captured below. These responses collected during and before the event provide valuable insights into community priorities, concerns, and interests.

#### 2. Welcome Desk and Station 1 – About Sulphur Springs

The Welcome Desk and Station 1 featured project information including the project brief, planning maps, and a map of the baseline projects and initiatives that highlights the current projects and programs under consideration in the neighborhood. Station 1 also had an ice-breaker activity that invited participants to express their feelings about what they loved about Sulphur Springs. Below is a summary of the main feedback from the participants at this station.

##### Community Identity and Representation:

- Interest in learning more about the nonprofits and businesses in the community.
- Ensure that existing organizations and individuals already working in Sulphur Springs are included in the Neighborhood Action Plan.
- One resident is unsure whether they officially live in Sulphur Springs or North Tampa due to conflicting information on property records.

##### Community Engagement and Participation

- Attendees expected a more traditional presentation format but appreciated the interactive approach of the workshop.
- Residents expressed willingness to contribute, such as offering meeting space at a local dance studio.
- Request for maps and other project materials to be shared for better understanding and involvement.

##### Safety and Quality of Life Concerns

- Violence and crime in the neighborhood, including recent shootings, are making some residents feel unsafe in their own homes.
- Concerns about absentee property owners, which make it difficult to maintain properties or complete necessary tasks like tree removal.

##### Environmental and Infrastructure Issues

- Interest in creating more community gardens, particularly in underutilized spaces near the school.
- Lingering debris from hurricanes, including downed trees that have not yet been removed by the City.

##### Recreation and Public Amenities

- Residents want information about the status of the community pool and why it remains closed.

#### 3. Station 2 – Your Vision. Share your ideas for the future of Sulphur Springs

Station 2 featured a charette table with a large map where participants were encouraged to share their vision and specific ideas for neighborhood improvement by marking on the map, or by writing sticky notes and placing them on the accompanying board, under specific categories. The following topics and details summarize the feedback from this station.

##### Future Uses:

The community's input indicated a mix of priorities, including housing improvements, business expansion, recreational amenities, and environmental concerns. Based on the input, some emerging themes for future use considerations in Sulphur Springs could include:

##### *Housing and Neighborhood Revitalization*

- Remodeling and rehabilitating existing homes
- Converting vacant properties into affordable housing

##### *Recreation and Green Space*

- Reopening and improving the Sulphur Springs pool
- Enhancing parks and public spaces

##### *Business and Economic Development*

- Encouraging new restaurants and businesses
- Supporting small, local businesses like the meat market
- Adding a grocery store for better food access

##### *Infrastructure and Public Improvements*

- Cleaning streets
- Addressing concerns about high-rise development and aquifer impacts
- Exploring resiliency initiatives, such as water gardens

##### *Community Services and Programs*

- Establishing local mental health and case management services
- Developing community gardens



#### Public Improvements:

The community's input on public improvements highlights priorities for infrastructure, safety, recreation, and neighborhood revitalization. Based on the comments, the following themes emerge:

##### *Pedestrian and Bicycle Infrastructure*

- Sidewalk improvements and trail connectivity (sidewalks gaps, D & E artery)
- Bike lanes on Juno St. and Water St.
- Bike racks at businesses with limited parking
- E-bike rentals and charging stations

##### *Traffic Safety and Street Improvements*

- Speed bumps on 12th St. south of Waters Ave.
- Traffic calming on Waters Ave. and Juneau Ave.
- Improved street lighting for safety
- Tree trimming for better visibility

##### *Parks, Recreation, and Riverfront Access*

- Pool repairs
- Recreation programs for all ages, especially for seniors and youth
- Exercise equipment and walking paths in parks
- Connecting the Greenway path through Sulphur Springs Park
- More amenities, seating, and enhancements at parks
- New kayak launch at River Tower Park and Sulphur Springs Park
- A park designed for neurodivergent children

##### *Neighborhood Cleanliness and Revitalization*

- More frequent trash pickup
- Addressing abandoned homes and businesses
- Removing properties with housing code violations

##### *Community Services and Economic Development*

- More access to fresh produce (Super V Market, fresh veggie options)
- Addressing homelessness along North Nebraska Ave
- Image enhancement for Sulphur Springs

#### Programs and Policies:

The community's input on programs and policies highlights concerns related to neighborhood maintenance, housing, social services, and youth programming. Key themes include:

##### *Neighborhood Cleanliness and Maintenance*

- Persistent littering problems on streets (e.g., Mulberry Dr.).
- Need for catchment grills on storm drains
- Improved maintenance of overgrown bushes and grass near fences and streets
- Tree removal assistance for residents

##### *Housing and Property Management*

- Concerns about absentee landlords failing to maintain properties
- Policies to hold slumlords accountable, including for tenant behavior
- Addressing vacant properties by creating programs to activate and repurpose spaces ("Vacant to Vibrant" initiative)
- Opposition to new multifamily (duplexes, triplexes) construction
- Support for home improvement programs for houses in need of repairs
- Addressing long-term RV occupancy on residential lots

#### *Public Safety and Infrastructure*

- Traffic cameras for better monitoring
- Addressing issues with wandering dogs (E Bird St.)

#### *Community Engagement and Communication*

- Improved neighborhood communication (not everyone uses digital platforms)
- Ensuring public lands remain public for community use

#### *Homelessness and Social Services*

- More support and services for people experiencing homelessness
- Free health screenings for the community
- Better senior programs and outreach

#### *Youth and Education Programs*

- Youth leadership mentoring programs
- Swimming lessons for children
- Basketball program for youth
- Trade program satellite campuses for career training
- School curriculum improvements to enhance education opportunities
- Dance program for low-income youth at Iroko

#### *Community Spaces and Activities*

- Expanding River Tower as a community asset
- Creating a community activity space for events like bingo

#### Other:

This includes a mix of concerns and ideas related to recreation, safety, infrastructure, and community development. The following key themes emerge:

##### *Recreation and Community Spaces*

- Expanding youth sports programs at Rowlett Park (tennis, hockey, handball, running)
- Hosting more events at River Tower Park
- Interest in passive recreation opportunities
- Parks Department long-term plans for River Tower Park

##### *Housing and Neighborhood Revitalization*

- Concerns about boarded-up houses (e.g., Waters Ave. and Juneau Ave.)
- Safety issues tied to abandoned properties
- Support for phasing out duplexes due to maintenance issues tied to grandfathering
- General concern about housing conditions and neighborhood stability

##### *Transportation and Safety*

- Reduce through traffic to address safety issues
- Speeding affecting pedestrian safety near River Tower Park
- Very young children walking to school alone, raising safety concerns
- Parking on narrow streets creating accessibility issues

##### *Public Services and Infrastructure*

- Need for clarity on the status of the Sulphur Springs Pool
- Need for more litter cans to address trash issues
- Permanent police presence for ongoing safety concerns
- Concerns about police harassment in the community

##### *Economic Development and Employment*

- Need for more job opportunities in the area, including entry-level jobs

- Interest in an event center for conferences and concerts
- Racetrack site for new baseball stadium

#### *Community Engagement and Education*

- Programs focused on "Educating Communities" in life skills

#### **4. Station 3 – Virtual Walking Tour Feedback**

At this virtual station, an interactive map of the neighborhood was presented on a screen for the benefit of the participants to provide feedback on specific areas and topics. The following is a summary of the main sentiments expressed at this station, organized into topics.

##### Infrastructure

- Streets not well maintained, there are many potholes.
- There are not enough sidewalks, they either abruptly end or are concentrated on one side of the street.
- More traffic calming features such as bigger speed bumps are needed to help control the amount of speeding that takes place.
- More green infrastructure (nature-based solutions) is needed.

##### Crime

- There is a lot of gun fire that echoes throughout the community.
- There are "trap" houses in the community that make the residents feel unsafe.
- There are a lot of abandoned properties with squatters also feeding into the criminal activities that take place.
- Residents would like more patrolling in the area as they feel their concerns are not taken seriously by the local police department.
- There is a lot of noise blasting in the evenings from cars speeding through the streets. Residents like the idea of establishing a noise ordinance for the area set for specific times.
- The area is not safe for kids, there are a lot of predators in the area.

##### Community Maintenance

- The streets are littered with garbage. Residents feel people are not held accountable for participating in the decline of the neighborhood and would like some sort of a beautification initiative that is stringent like an ordinance.
- Install a litter cam that uses existing CCTV into ones that can identify littering by capturing license plates and fining people.
- Provide incentives from the city for residents to maintain the community—could be on a point system that results in tax credits etc.
- Create beautification initiatives with the Neighborhood Association and the City, sponsored by a local business to help attract investments that help the community.

##### Economic Development

- Need to attract more businesses to the area.
- Need technical training for all types of jobs that help the economy that require no formal education.
- Need more entry level jobs.

##### Housing

- There is a need for more low-income single-family and multi-family housing that is affordable, attainable, and is good quality.
- Community unaware of existing rental assistance programs.

##### Adaptive Reuse

- Repurpose the dog track into an intergenerational community center offering programming and activities for the youth, adults, and the active senior population - a YMCA.
- Convert the O'Reilly's Auto parts store into a place for kids.
- Need to reuse existing buildings for purposes that help the community and raise the tax base—not liquor stores, cell phone stores, etc.

##### Youth Geared Programming

- Need more free amenities for kids to stay out of trouble such as video games independent of the rec center.
- Need more than one recreational option like soccer, baseball, etc.
- Programming could be by or at Rowlett Park.

##### City Supported Services

- Provide grants or loans to help people fix their homes, especially from natural disasters. More programming for property owners on upkeep.
- Residents feel distrustful of the City and suggest the City has more of a presence with the community – it was suggested the city hosts a get to know the community event to get community buy in.
- Make local resources available and better advertised such as Habitat Restore and Mayors University for homeowners.
- Need community enrichment programs that offer various activities, resources, and opportunities for growth.
- Need income-based mental health services for the community.
- Need more programming and activities for the active older community.
- There's a need for food assistance programs to help residents.
- Residents are interested in how grants for disenfranchised communities could help them.

##### Other

- Community is upset about the prospects for the existing swimming pool and have voiced having a swimming pool in the community that is accessible is a necessity.
- Residents want change that improves their overall quality of life but are concerned about the possibility of the area becoming gentrified resulting in displacement like the Seminole Heights area.
- Residents would like more transparency from the City about what is going on in their neighborhood.
- Need more business in the plaza where the old KMART used to be. Put an Aldis there.

#### **5. Station 4 – Comments and Other Feedback**

During the event, additional feedback was gathered through both digital and paper submissions. In total, nine attendees completed the survey on-site, with five using the QR code for online submission and four opting for paper copies. Below is a breakdown of key findings based on the four paper survey responses submitted at the event and conversations with participants. The hard copy responses will be digitally submitted for seamless integration with other online survey submissions.

##### Key Takeaways

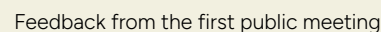
- Preserve and Enhance Community Identity: Residents value heritage, local businesses, and nature—future planning should strengthen these elements.
- Improve Infrastructure and Safety: Road safety, lighting, sidewalks, and flood control are top concerns.
- Support Thoughtful Development: Medium-scale housing and commercial spaces are welcomed, but large-scale projects face opposition.

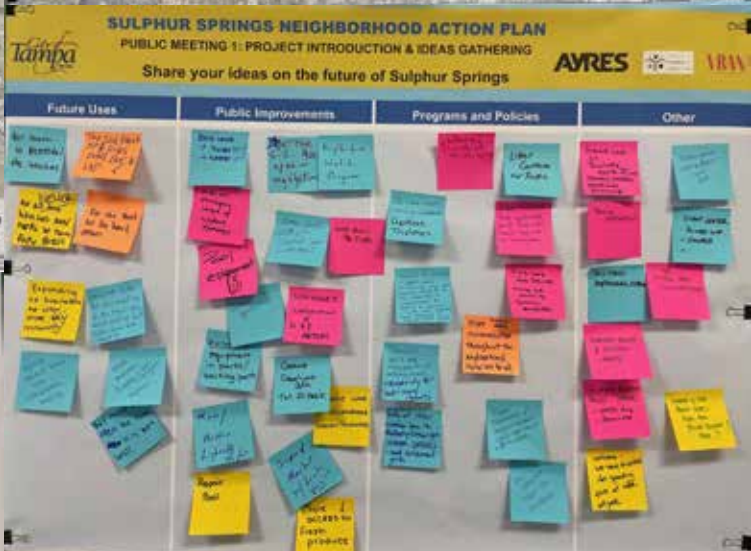
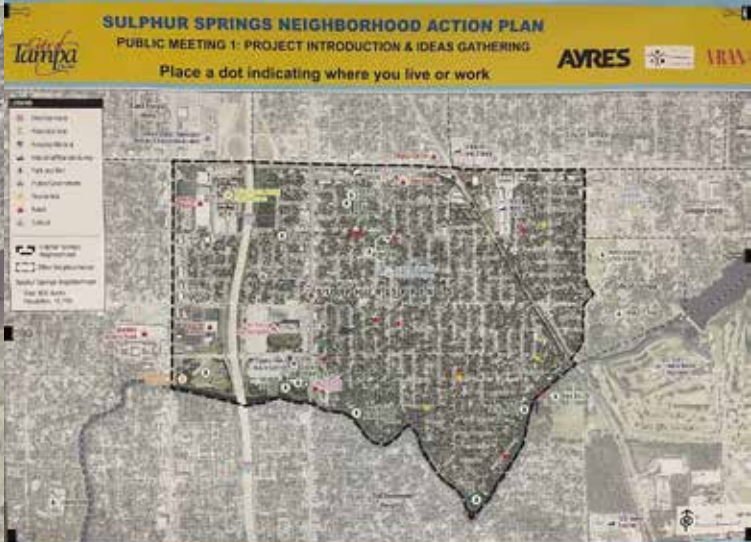
- ### Additional Feedback

- ## 6. Station 5 – Resource Station

**Enclosures:**

1. Sign-In Sheet
2. Maps, mark ups, and notes received from the community at each station.







# YOUR NEIGHBORHOOD NEEDS A PLAN THAT REPRESENTS YOU.

**THE SULPHUR SPRINGS NEIGHBORHOOD ACTION PLAN**  
A ROADMAP FOR ACTION, ACCOUNTABILITY, AND IMPLEMENTATION

## COMMUNITY KICKOFF

March 12, 2025 | 6–8 PM

George Bartholomew Center

8608 N 12th St.

**A SPACE FOR  
EVERYONE-  
KID-FRIENDLY  
AND FUN!**



Share your ideas today!



This is **your** neighborhood,  
**your future- Be a part of it!**



**Come Out, Speak Up, Make It Happen!**

## HOW TO GET INVOLVED:

### ✓ TAKE THE SURVEY

Scan the QR code on the front side of this flyer to share your ideas - every voice counts!

### ✓ ATTEND THE WORKSHOP

Engage with the project team directly, connect with neighbors, and co-create the plan with us!

### ✓ CHAT WITH US 1-ON-1

Prefer a personal conversation? Schedule a **1-on-1 interview** – our contact info is below.

### ✓ BECOME AN AMBASSADOR

Feeling inspired to get more involved? Speak with us about taking on a leadership role as part of this plan.

## SULPHUR SPRINGS NEIGHBORHOOD ACTION PLAN!

This action plan is built with and for the Sulphur Springs community—bringing together residents, local businesses, property owners, community organizations, and City departments to improve facilities, amenities, and the overall quality of life in the area.

**This is more than just a plan, it's a commitment to real action and impactful change.**

### GET IN TOUCH:

**Fatima: (813) 502-8542 Naya: (813) 419-3688**

Scan the QR code to learn more about the Sulphur Springs Neighborhood Action Plan overall or visit

**tampa.gov/SulphurSprings**





# SU BARRIO NECESITA UN PLAN QUE TE REPRESENTE

**EL PLAN DE ACCIÓN PARA EL BARRIO DE SULPHUR SPRINGS**  
UNA GUÍA PARA LA ACCIÓN, LA RESPONSABILIDAD Y LA IMPLEMENTACIÓN

## INICIO PARA LA COMUNIDAD

12 de Marzo, 2025 | 6–8 PM

George Bartholomew Center

8608 N 12th St.

**UN ESPACIO PARA  
TODOS-  
BUENO PARA LOS NIÑOS  
Y DIVERTIDO.**



Comparte tus ideas hoy



Este es tu barrio,  
tu futuro- ¡Sé parte de él!



**Venga, Levante Su Voz, ¡Hágalo Realidad!**

## CÓMO PARTICIPAR:

### ✓ RESPONDE A LA ENCUESTA

Escanea el código QR en la parte de delante de este panfleto para compartir tus ideas: ¡Todas las voces son importantes!

### ✓ ATIENDE AL TALLER

Participa directamente con el equipo del proyecto, conéctate con tus vecinos y crea el plan con nosotros.

### ✓ HABLA CON NOSOTROS 1 A 1

¿Prefieres una conversación personal? Nuestros datos de contacto están abajo.

### ✓ HAZTE EMBAJADOR

¿Te sientes inspirado para involucrarte más? Habla con nosotros para asumir un puesto de líder como parte de este plan.

## EL PLAN DE ACCIÓN PARA EL BARRIO DE SULPHUR SPRINGS

Este plan de acción se construye con y para la comunidad de Sulphur Springs -reuniendo a residentes, empresas locales, propietarios, organizaciones comunitarias y departamentos municipales para mejorar las infraestructuras, los servicios y la calidad de vida general del barrio.

**Esto es más que un plan, es un compromiso con la acción real y con un cambio significativo.**

### PONTE EN CONTACTO:

**Fatima: (813) 502-8542 Naya: (813) 419-3688**

Escanee este código QR para obtener más información sobre El Plan De Acción Para El Barrio De Sulphur Springs o visite

**tampa.gov/SulphurSprings**



The background of the entire page is a dense, repeating pattern of stylized, light blue houses. Each house is represented by simple geometric shapes: a rectangle for the main body and a smaller rectangle for the roof, creating a textured, urban landscape effect.

## **Appendix B: Non-Traditional Event-Sulphur Springs Lit Fest**

**City of Tampa**  
**Sulphur Springs Neighborhood Action Plan**

NON-TRADITIONAL EVENT 1 – LIT FEST BLOCK PARTY DATE: MARCH 12, 2025

LOCATION: 8412 NORTH 12TH STREET TIME: 11:00 AM to 2:00 PM

**PARTICIPANTS:**

- Sulphur Springs Community Members
- Evan Johnson, Lauren O'Neill, Frank Crum(City of Tampa)
- Fatima Elkott, Naya Young, (CCC); Brey Jeter, Jay Molokwu, Binoy Panicker (Ayres).

**MEETING SUMMARY**

The project set up a booth to get feedback on the Neighborhood Action Plan at the 3<sup>rd</sup> Annual Sulphur Springs Literature Block Party on March 20<sup>th</sup>. This event was hosted by United Way and held at the United Way Suncoast's Sulphur Springs Resource Center. The collaborative event brought various forms of art, music, and literature to families in Sulphur Springs. It allowed organizations to engage with families and build relationships creatively and provided the opportunity and space for neighbors to meet neighbors, build social connections, and support the arts. An estimated 80+ people passed by the project booth, where we engaged with kids, adults, and the active older community, ensuring that we captured a broad and diverse range of feedback. A summary of what we heard is below.

**General Comments**

Crime. A common sentiment reiterated by many community members and kids is that they do not feel safe in their neighborhood due to the crime in Sulphur Springs. The kids are concerned about their safety going to school and hanging out with their friends around the neighborhood. The kids suggested their need to be more of an active role from the local police in the neighborhood, such as patrolling the area more.

Pool. The pool is a contentious topic within the community, as it is a community staple, and many like the pool and utilized it before it closed due to a compromise with its structural integrity. Many residents and kids are worried the city will not reopen/ or replace the pool.

Neighborhood Appearance. The kids share the same sentiment heard at the first public meeting regarding the community's appearance. They would like to see a nicer and cleaner Sulphur Springs so that they do not have to walk and ride over trash.

Community Buy-in. We engaged with people living in the neighborhood and those who grew up in Sulphur Springs but live elsewhere. Those who grew up in Sulphur Springs and moved out are hesitant with the idea of change in the neighborhood not because they are against it but rather because they feel that the City has ulterior motives and will continue to run into issues gaining community buy-in because many feel there is a lack of transparency. For example, we received a comment from a participant that the quadrant north of the railroad tracks used to be considered North Tampa, but at some point, the city redrew the bounds of the neighborhood, not informing the residents of which they found out they were a part of the Sulphur Springs neighborhood at our first community meeting on March 12<sup>th</sup>.

**Specific Comments by Topic**

Nature, Green Spaces, and Environmental Concerns

- Residents expressed a strong appreciation for the natural environment, particularly the tree canopy, green spaces, and access to the Hillsborough River.
- The river was frequently mentioned as a point of pride and connection to nature, with several participants referencing its importance for wildlife, recreation, and local identity.
- Seasonal highlights like bird migration were noted as special times in the neighborhood.
- Community members called for increased investment in park features such as splash pads and improved maintenance of public spaces.
- Specific concerns included littering, the presence of large unmaintained trees, and the desire for cleaner, better-kept streets and buildings.

Food Access and Commercial Amenities

- Participants highlighted a lack of nearby grocery stores and limited healthy food options.
- Suggestions included bringing in a Publix, improving existing corner stores, and creating more small businesses or food bars.
- Some residents referenced the need for more dining options and community gathering spots, including casual places to eat and relax.

Youth Programs and Safe Recreation

- There was strong support for more structured programming for youth, including afterschool activities, sports programs, swimming lessons, and mentorship opportunities.
- Residents described a need to "get kids off the streets" and provide alternatives that promote physical activity and skill-building.
- Specific requests included upgraded parks, slides, swings, cooking classes, and weekend access to resources for children and families.
- A few participants mentioned the closure of the neighborhood pool as a loss and called for its return.

Education and School Environment

- Students and adults alike emphasized the importance of improving local schools and expanding educational opportunities.
- Concerns were raised about teacher turnover, school leadership, and the quality of student support.
- Participants expressed a desire for more reading programs, library access, and spaces where students can receive one-on-one support.
- Additional suggestions included mental health resources, suicide prevention efforts, and programs to address bullying in schools.
- Residents called for more social-emotional learning and rotating enrichment activities integrated into the school environment.

Community Identity and Belonging

- Several youth shared pride in the diversity of Sulphur Springs, describing it as a place where different races, religions, and personalities coexist.
- At the same time, some noted that community connection has diminished: new residents have moved in, and long-time neighbors have left, creating a sense of disconnection.
- Others spoke to the importance of revitalizing community pride by celebrating Sulphur Springs' history, preserving its culture, and investing in its appearance.

- Residents suggested that improving the physical environment such as painting buildings and adding visual enhancements could help promote neighborhood pride and care.

#### Housing and Infrastructure

- Residents shared concerns about outdated housing, lack of affordable options, and the condition of existing homes.
- Suggestions included providing more housing education, expanding access to rental support, and ensuring homes are well-maintained.
- Street-level improvements were also mentioned: additional lighting, sidewalk security, and traffic calming to slow down drivers were recurring requests.

#### Health, Wellness, and Support Services

- Several participants expressed the need for expanded mental health services, especially for youth.
- Ideas included adding counselors, suicide prevention programs, and one-on-one support sessions.
- There was also mention of the need for more resources for pregnant teens and single mothers.
- Suggestions were made to provide weekend access to services and increase visibility of what resources are available in the community.

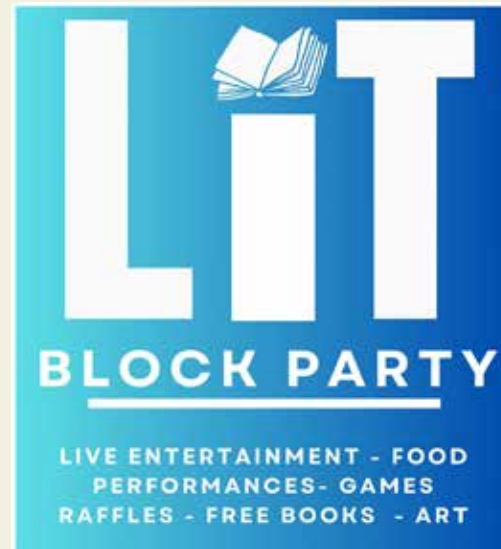
#### Technology and Safety in Schools

- Youth mentioned concerns around social media usage, school safety, and the presence of weapons.
- Recommendations included more social media monitoring in schools, safer school environments, and clearer support systems for students navigating mental health and behavioral challenges.

Through this interaction we were able to build a stronger relationship between the Sulphur Springs community and the City and communicate on-going City projects and programs that would impact the Sulphur Springs Neighborhood.



## SULPHUR SPRINGS NEIGHBORHOOD OF PROMISE



**MARCH 20**  
**RAIN DATE: MARCH 21**

**11-2**  
**AM PM**  
**FREE EVENT**

8412 NORTH 12TH STREET  
TAMPA FL, 33604

PARKING LOCATED AT SSPK-8



**SULPHUR SPRINGS  
RESOURCE CENTER**

**THANK YOU TO ALL OF OUR  
GENEROUS SPONSORS AND  
PARTNERS!**

The background of the slide is a dense, repeating pattern of stylized, three-dimensional houses in various shades of blue. The houses are arranged in a way that creates a sense of depth and a cityscape. The text is centered over this pattern.

# Appendix C: Community Survey-Ideas Gathering



English

Engagement Results · Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025  
167 Participants


Part of Sulphur Springs Neighborhood Action Plan

What best describes your connection to this area? Select all that apply



Results ⓘ

ANSWER OPTION	COUNT	PERCENTAGE
I rent a home here	19	11.38%
I own a home and live here	77	46.11%
I own a home here, but do not live in it (e.g., landlord, investor)	6	3.59%
I own a business here	9	5.39%
I work here	15	8.98%
I work for a community organization/provide services in this area	21	12.57%
I am a student or parent of a student here	8	4.79%
I visit frequently	39	23.35%
Other (please specify)	14	8.38%
Total	208	



English

Engagement Results · Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

What is your age range?




ANSWER OPTION	COUNT	PERCENTAGE
Under 18	6	3.61%
18 to 25	3	1.81%
26 to 30	13	7.83%
31 to 45	60	36.14%
46 to 65	48	28.92%
Older than 65	36	21.69%
Total	166	

Back

Next

What is your age range? ▾



English

Engagement Results

Created: March 27, 2025

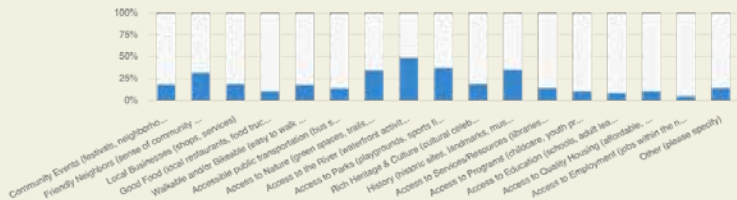
## Sulphur Spring Neighborhood Action Plan Survey #1


February 28, 2025 to April 25, 2025

167 Participants

Part of Sulphur Springs Neighborhood Action Plan

What do you love most about Sulphur Springs? (Select all that apply)





English

Engagement Results

Created: March 27, 2025

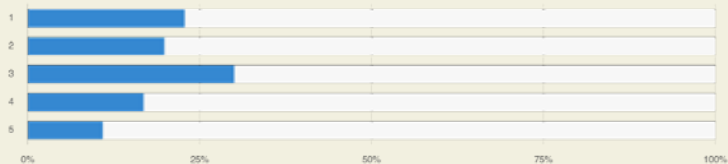
## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025

167 Participants

Part of Sulphur Springs Neighborhood Action Plan

Opportunities to Be a Community Leader and Participate Civically (neighborhood associations, activism, and local leadership roles)




Results ⓘ

ANSWER OPTION	COST	COUNT	PERCENTAGE
Community Events (festivals, neighborhood gatherings, block parties)		31	18.56%
Friendly Neighbors (sense of community and support)		53	31.74%
Local Businesses (shops, services)		32	19.16%
Good Food (local restaurants, food trucks)		18	10.78%
Walkable and/or Bikeable (easy to walk or bike within the neighborhood or to public transit)		30	17.96%
Accessible public transportation (bus stops are within distance, bus system is easy to use)		24	14.37%
Access to Nature (green spaces, trails, wildlife)		58	34.73%
Access to the River (waterfront activities, fishing, scenic views)		82	49.1%
Access to Parks (playgrounds, sports fields, picnic areas)		63	37.72%
Rich Heritage & Culture (cultural celebrations, arts, traditions)		32	19.16%
Total		592	

Results ⓘ

ANSWER OPTION	COST	COUNT	PERCENTAGE
1		38	22.75%
2		33	19.76%
3		50	29.94%
4		28	16.77%
5		18	10.78%
Total		167	

This question asked participants to rate how well the community provides or supports the following options using a star rating system. One star means: not available in the community at all; two stars means: available but very limited; three stars means: somewhat available but could be improved; four stars means: available and useful to many people; and five stars means: widely available and well-supported.



English

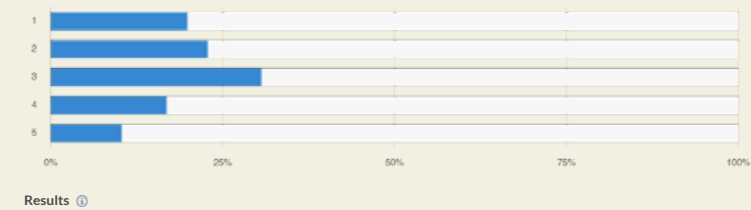
Engagement Results · Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1


February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

Community Programs and Services (programs for youth, seniors, or families)



ANSWER OPTION	COST	COUNT	PERCENTAGE
1		33	19.76%
2		38	22.75%
3		51	30.54%
4		28	16.77%
5		17	10.18%
Total		167	



English

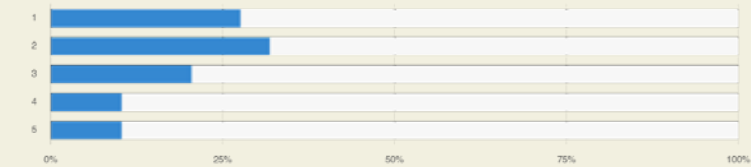
Engagement Results · Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1


February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

Support for Local Businesses (mom-and-pop shops, resident-owned businesses, side hustles, business associations, and entrepreneur support programs)



ANSWER OPTION	COST	COUNT	PERCENTAGE
1		46	27.54%
2		53	31.74%
3		34	20.36%
4		17	10.18%
5		17	10.18%
Total		167	



English

Engagement Results

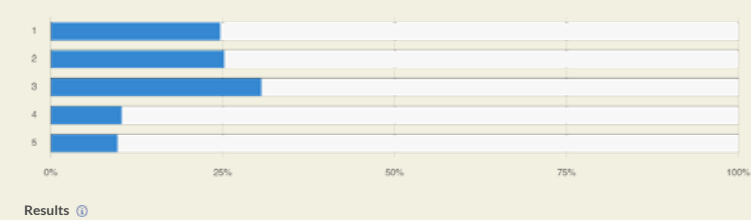
Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

### Cultural Traditions and Public Art (murals, cultural festivals, historic celebrations)



ANSWER OPTION	COST	COUNT	PERCENTAGE
1		41	24.55%
2		42	25.15%
3		51	30.54%
4		17	10.18%
5		16	9.58%
Total		167	



English

Engagement Results

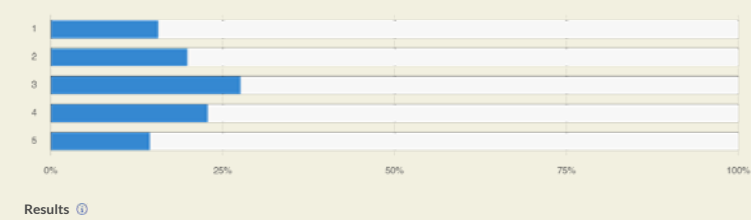
Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1


February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

### Parks and Recreation (public parks, athletic fields, community centers)



ANSWER OPTION	COST	COUNT	PERCENTAGE
1		26	15.57%
2		33	19.76%
3		46	27.54%
4		38	22.75%
5		24	14.37%
Total		167	



English

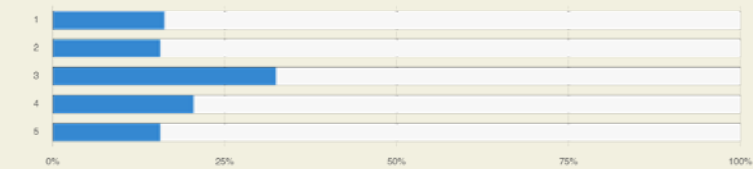
Engagement Results · Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025  
167 Participants


Part of Sulphur Springs Neighborhood Action Plan

### Access to Nature and the River (opportunities for outdoor activities, access to the Hillsborough River)



Results ⓘ

ANSWER OPTION	COST	COUNT	PERCENTAGE
1		27	16.17%
2		26	15.57%
3		54	32.34%
4		34	20.36%
5		26	15.57%
Total		167	



English

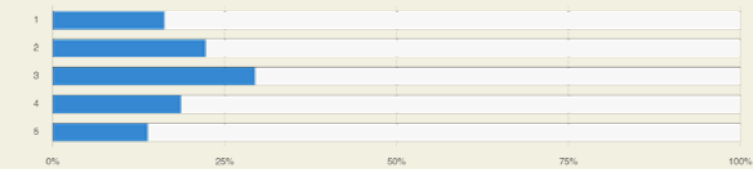
Engagement Results · Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

### Historic Sites and Preservation of History (Sulphur Springs Museum, historic preservation efforts, tours)



Results ⓘ

ANSWER OPTION	COST	COUNT	PERCENTAGE
1		27	16.17%
2		37	22.16%
3		49	29.34%
4		31	18.56%
5		23	13.77%
Total		167	



English

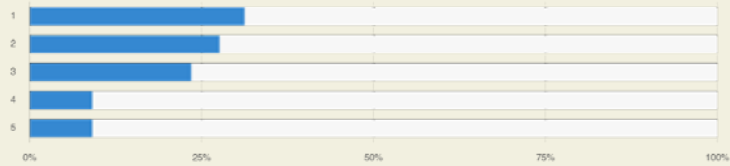
Engagement Results · Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

Community Events and Gatherings (fairs, block parties, local celebrations)



Results ⓘ

ANSWER OPTION	COST	COUNT	PERCENTAGE
1		52	31.14%
2		46	27.54%
3		39	23.35%
4		15	8.98%
5		15	8.98%
Total		167	



English

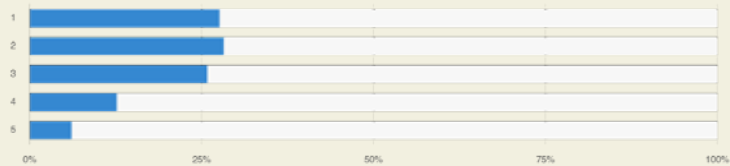
Engagement Results · Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

Educational Opportunities (school partnerships, programs to learn how to read and write, adult education)



Results ⓘ

ANSWER OPTION	COST	COUNT	PERCENTAGE
1		46	27.54%
2		47	28.14%
3		43	25.75%
4		21	12.57%
5		10	5.99%
Total		167	



English

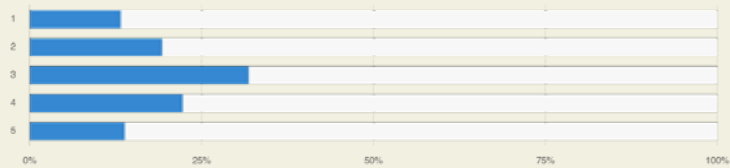
Engagement Results Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1

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### Convenient Location (close to jobs, activities, daily needs, services, transportation options)



English

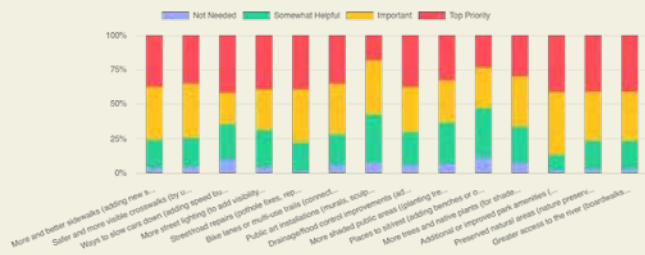
Engagement Results Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

### What physical improvements would benefit Sulphur Springs the most?



### Results

ANSWER OPTION	COST	COUNT	PERCENTAGE
1		22	13.17%
2		32	19.16%
3		53	31.74%
4		37	22.16%
5		23	13.77%
Total		167	

ANSWER OPTION	NOT NEEDED	SOMEWHAT HELPFUL	IMPORTANT	TOP PRIORITY	TOTAL
More and better sidewalks (adding new sidewalks, widening or improving existing ones)	3.59% 6	20.36% 34	38.92% 65	37.13% 62	167
Safer and more visible crosswalks (by using art, better markings or lights for pedestrian safety)	4.79% 8	20.96% 35	39.52% 66	34.73% 58	167
Ways to slow cars down (adding speed bumps, speed tables, more lights)	9.58% 16	25.75% 43	23.35% 39	41.32% 69	167
More street lighting (to add visibility and promote safety)	4.19% 7	26.95% 45	29.94% 50	38.92% 65	167
Street/road repairs (pothole fixes, repaving roads)	1.2% 2	20.96% 35	38.92% 65	38.92% 65	167
Bike lanes or multi-use trails (connecting key destinations with safe, paved paths for bikes, rollerblading, strollers, wheelchairs, and walkers)	5.99% 10	22.16% 37	37.13% 62	34.73% 58	167
Public art installations (murals, sculptures, creative signage)	7.78% 13	34.73% 58	39.52% 66	17.96% 30	167
Drainage/flood control improvements (adding storm drains, ditches, grates, retention ponds to reduce flooding and standing water)	5.99% 10	23.95% 40	32.93% 55	37.13% 62	167
More shaded public areas ((planting trees and adding awnings or shade structures to make outdoor areas cooler and more comfortable)	6.59% 11	29.94% 50	31.14% 52	32.34% 54	167
Places to sit/rest (adding benches or other sitting areas)	11.38% 19	35.93% 60	29.34% 49	23.35% 39	167



English

Engagement Results · Created: March 27, 2025

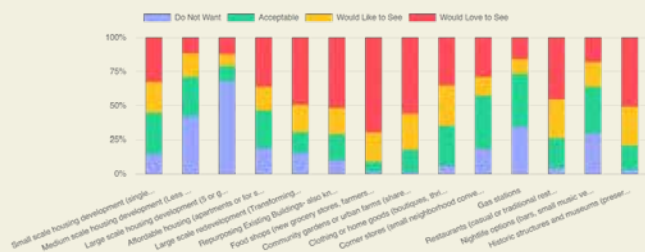
## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025

167 Participants

Part of Sulphur Springs Neighborhood Action Plan

### What types of new or improved development would you like to see in Sulphur Springs?



ANSWER OPTION	DO NOT WANT	ACCEPTABLE	WOULD LIKE TO SEE	WOULD LOVE TO SEE	TOTAL
Small scale housing development (single family, small multi-family, townhome)	14.97% 25	29.94% 50	22.75% 38	32.34% 54	167
Medium scale housing development (Less than 5-story apartments, condos)	42.51% 71	28.74% 48	17.37% 29	11.38% 19	167
Large scale housing development (5 or greater story apartments, condos)	68.26% 114	10.78% 18	8.98% 15	11.98% 20	167
Affordable housing (apartments or for sale units affordable for different income levels)	19.16% 32	27.54% 46	17.37% 29	35.93% 60	167
Large scale redevelopment (Transforming large vacant properties, like redeveloping the Dog Track or similar large sites, into a mix of homes, businesses, and parks)	15.57% 26	14.97% 25	20.36% 34	49.1% 82	167
Repurposing Existing Buildings- also known as Adaptive Reuse. (Reusing or adapting old buildings for new uses - like turning the Springs Theater into a distillery)	10.18% 17	19.16% 32	19.16% 32	51.5% 86	167
Food shops (new grocery stores, farmers markets)	1.8% 3	7.19% 12	21.56% 36	69.46% 116	167
Community gardens or urban farms (shared gardening spaces, small farms)	1.2% 2	16.77% 28	26.35% 44	55.69% 93	167
Clothing or home goods (boutiques, thrift stores, home décor, gift shops)	5.99% 10	29.34% 49	29.94% 50	34.73% 58	167
Corner stores (small neighborhood convenience shops)	18.56% 31	38.92% 65	13.77% 23	28.74% 48	167



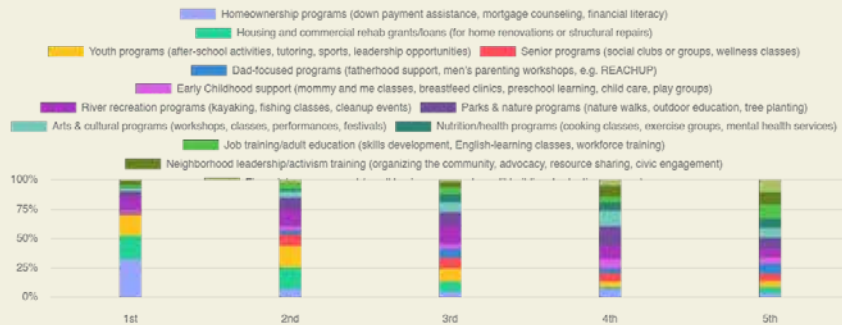
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## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

Which of the following programs or services would you like to see expanded or introduced in Sulphur Springs?



### Results

ANSWER OPTION	0TH	1ST	2ND	3RD	4TH	5TH
Financial empowerment (small business support, credit building, budgeting courses)	80.24% 134	0.6% 1	2.4% 4	1.8% 3	4.79% 8	10.18% 17

ANSWER OPTION	0TH	1ST	2ND	3RD	4TH	5TH
Nutrition/health programs (cooking classes, exercise groups, mental health services)	76.05% 127	0.6% 1	1.8% 3	6.59% 11	7.19% 12	7.78% 13
Dad-focused programs (fatherhood support, men's parenting workshops, e.g. REACHUP)	76.65% 128	1.2% 2	2.99% 5	7.19% 12	3.59% 6	8.38% 14
Early Childhood support (mommy and me classes, breastfeed clinics, preschool learning, child care, play groups)	77.25% 129	1.2% 2	3.59% 6	4.19% 7	8.38% 14	5.39% 9
Neighborhood leadership/activism training (organizing the community, advocacy, resource sharing, civic engagement)	70.66% 118	3.59% 6	0.6% 1	4.79% 8	9.58% 16	10.78% 18
Job training/adult education (skills development, English-learning classes, workforce training)	70.06% 117	2.4% 4	4.79% 8	5.99% 10	4.79% 8	11.98% 20
Arts & cultural programs (workshops, classes, performances, festivals)	62.28% 104	2.4% 4	5.39% 9	8.38% 14	13.17% 22	8.38% 14



English

Engagement Results · Created: March 27, 2025

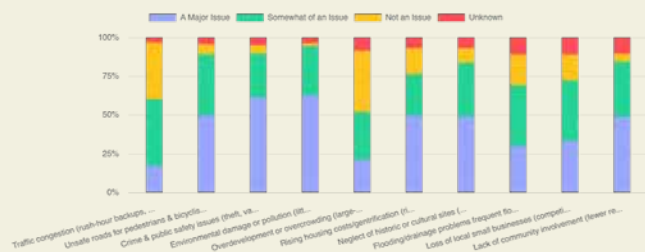
## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025

167 Participants

Part of Sulphur Springs Neighborhood Action Plan

### What issues are affecting Sulphur Springs the most?



Traffic congestion (rush-hour backups, difficulty with parking)	17.37% 29	43.11% 72	36.53% 61	2.99% 5	167
Unsafe roads for pedestrians & bicyclists (lack of sidewalks, poor lighting, inadequate bike lanes)	49.7% 83	39.52% 66	6.59% 11	4.19% 7	167
Crime & public safety issues (theft, vandalism, feeling unsafe, slow response times from law enforcement)	61.68% 103	28.14% 47	5.39% 9	4.79% 8	167
Environmental damage or pollution (litter, illegal dumping, water contamination)	62.87% 105	31.74% 53	1.8% 3	3.59% 6	167
Overdevelopment or overcrowding (large-scale projects that dominate residential areas and change the neighborhood's character)	21.56% 36	30.54% 51	39.52% 66	8.38% 14	167
Rising housing costs/gentrification (risk of displacement, loss of affordable options)	49.7% 83	26.95% 45	16.77% 28	6.59% 11	167
Neglect of historic or cultural sites (demolition, lack of preservation, fading heritage)	49.1% 82	34.73% 58	9.58% 16	6.59% 11	167
Flooding/drainage problems frequent flooding, lack of proper drainage, need for flood prevention)	29.94% 50	39.52% 66	19.76% 33	10.78% 18	167
Loss of local small businesses (competition from larger chains, rising rents)	33.53% 56	38.92% 65	16.77% 28	10.78% 18	167
Lack of community involvement (fewer residents at meetings, less volunteering)	49.1% 82	35.33% 59	5.39% 9	10.18% 17	167



English

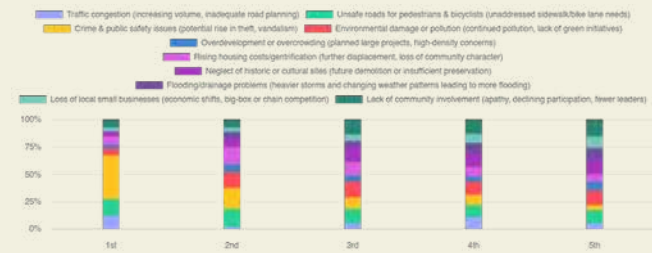
Engagement Results Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1


February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

### What are the most important issues for the City and partners to address in Sulphur Springs?



ANSWER OPTION	0TH	1ST	2ND	3RD	4TH	5TH	TOTAL	SCORE
Overdevelopment or overcrowding (planned large projects, high-density concerns)	73.05% 122	2.99% 5	6.59% 11	5.39% 9	4.19% 7	7.78% 13	167	123
Loss of local small businesses (economic shifts, big-box or chain competition)	68.26% 114	2.99% 5	3.59% 6	5.99% 10	8.38% 14	10.78% 18	167	125
Flooding/drainage problems (heavier storms and changing weather patterns leading to more flooding)	65.87% 110	0.6% 1	6.59% 11	5.39% 9	10.18% 17	11.38% 19	167	129
Traffic congestion (increasing volume, inadequate road planning)	62.87% 105	12.57% 21	2.4% 4	5.39% 9	11.38% 19	5.39% 9	167	195
Neglect of historic or cultural sites (future demolition or insufficient preservation)	50.3% 84	4.19% 7	7.19% 12	13.77% 23	11.98% 20	12.57% 21	167	213
Lack of community involvement (apathy, declining participation, fewer leaders)	44.91% 75	7.19% 12	7.19% 12	13.17% 22	12.57% 21	14.97% 25	167	241
Rising housing costs/gentrification (further displacement, loss of community character)	47.31% 79	7.78% 13	16.17% 27	12.57% 21	8.98% 15	7.19% 12	167	278
Environmental damage or pollution (continued pollution, lack of green initiatives)	38.92% 65	6.59% 11	14.97% 25	14.37% 24	11.98% 20	13.17% 22	167	289



English

Engagement Results · Created: March 27, 2025

## Sulphur Spring Neighborhood Action Plan Survey #1


February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

What best describes your connection to this area? Select all that apply



ANSWER OPTION	COST	COUNT	PERCENTAGE
I rent a home here		19	11.38%
I own a home and live here		77	46.11%
I own a home here, but do not live in it (e.g., landlord, investor)		6	3.59%
I own a business here		9	5.39%
I work here		15	8.98%
I work for a community organization/provide services in this area		21	12.57%
I am a student or parent of a student here		8	4.79%
I visit frequently		39	23.35%
Other (please specify)		14	8.38%
Total		208	



English

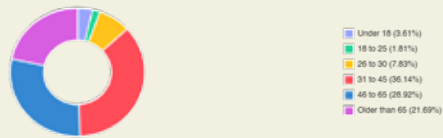
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## Sulphur Spring Neighborhood Action Plan Survey #1

February 28, 2025 to April 25, 2025  
167 Participants

Part of Sulphur Springs Neighborhood Action Plan

What is your age range?



Results ⓘ

ANSWER OPTION	COST	COUNT	PERCENTAGE
Under 18		6	3.61%
18 to 25		3	1.81%
26 to 30		13	7.83%
31 to 45		60	36.14%
46 to 65		48	28.92%
Older than 65		36	21.69%
Total		166	

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Next →

What is your age range? ▾

