



WEST RIVER

EVENING AGENDA

TUESDAY, OCTOBER 13, 2015

6:00 WEST RIVER PLAN REVIEW

PART 1 | PLANNING & DESIGN

Plan Refinements Updates
New Program Distribution & Phasing
West Tampa CRA & Choice Neighborhood Boundary
Zoning Designation - CMU-35

PART 2 | PROGRAM DEVELOPMENT OVERVIEW

Market Assessment Highlights
Proposed Development Program
Preliminary Development Costs &
Potential Funding Sources

PART 3 | INFRASTRUCTURE & TRANSPORTATION

Alignments, Easements and Conditions Assessments
Improvement Strategy
Opinion of Probable Costs

Road Network
FDOT I-275 Future Alignment
Community Network Impacts
N. Boulevard
Rome Ave.
Main Street
New Street alignments

NEXT STEPS

1.0 | PLANNING & DESIGN



ABOUT CONTEXT: CITY PLANNING + EXTENDING VALUE OF THE WATERFRONT



RIVER PLACES WEST RIVER TAMPA

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





TAMPA'S KEY PARTNERS

In no particular order...

**Hillsborough County Public
Tampa Community Foundation
Champions for Children
The Childrens Board
Westshore Alliance
Tampa International Airport
STANTEC
FEDEX
AMSkills
Florida Hospital
Tampa General Hospital
Hillsborough County Social
Services
Chamber of Commerce**

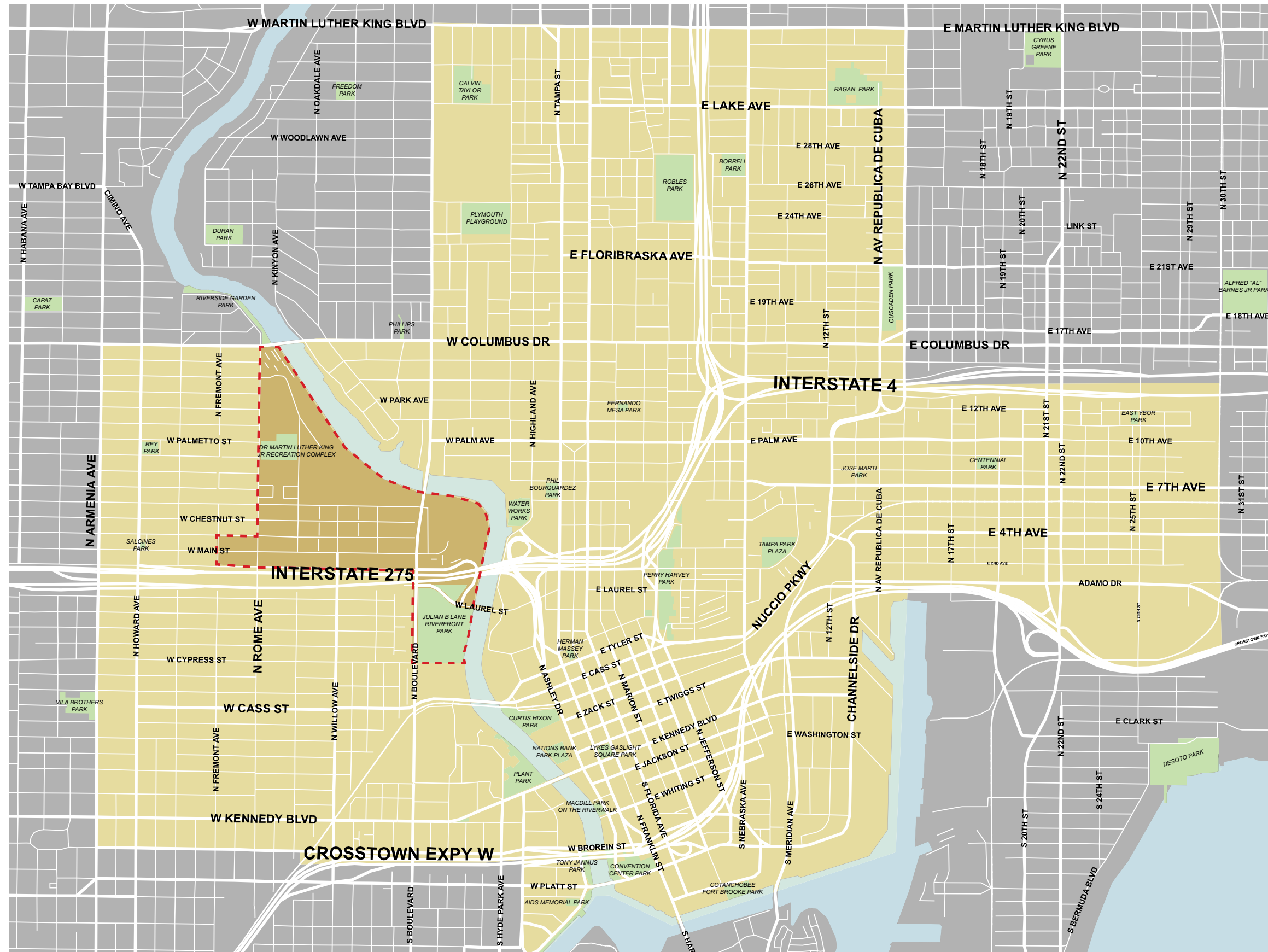
**HART
Tampa City Police (PAL)
STRAZ
Patel Conservatory
Tampa Prep School
Academy Prep Center of Tampa
West Tampa CDC
University of Tampa
University of South Florida
Hillsborough Community College
Boys & Girls Club
Tampa Bay Lightning
Yellow Jackets League
Others?**

CNI CORE GOALS

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

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

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



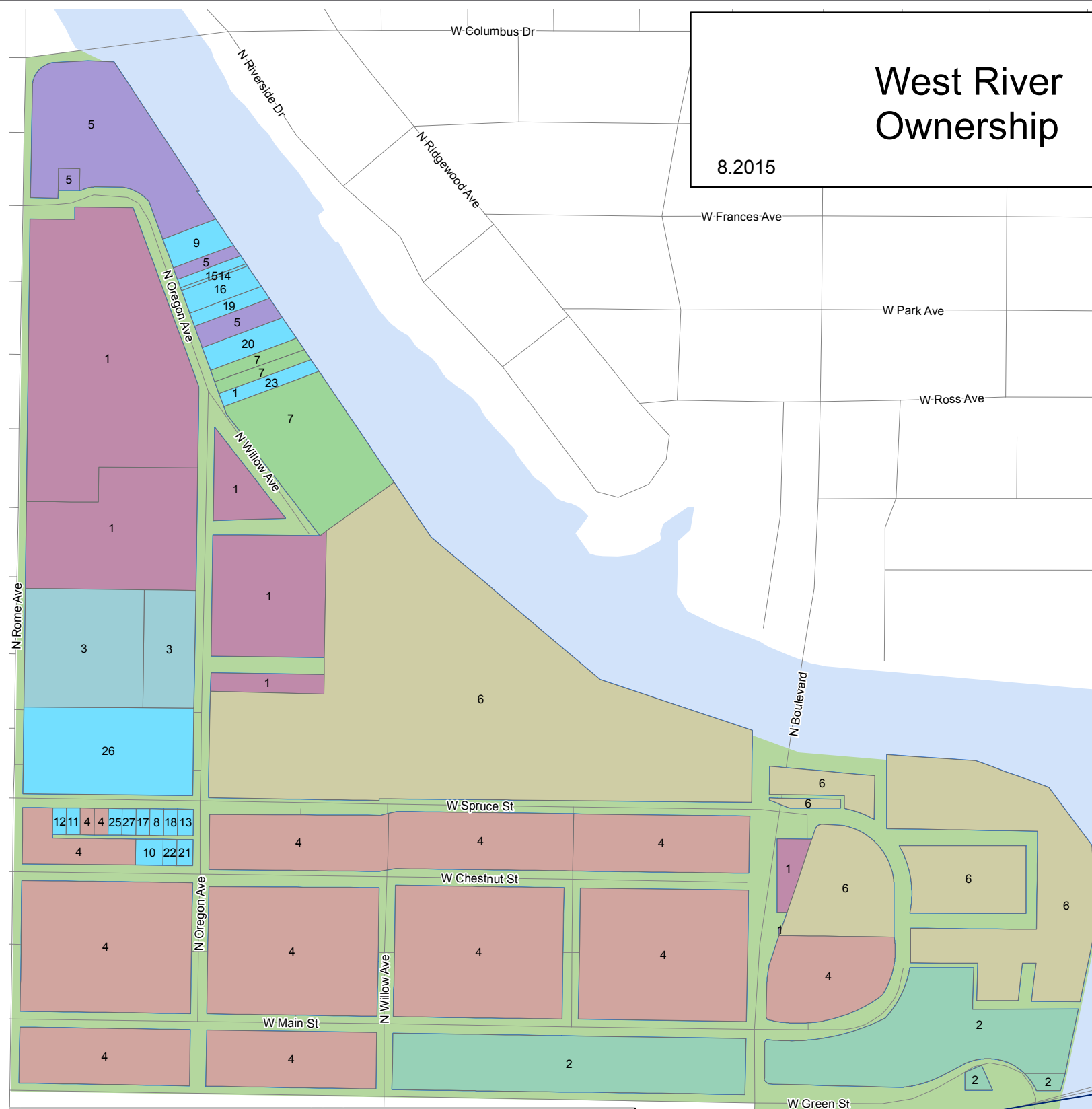
VISION

ABOUT CONNECTIVITY



OWNERSHIP

PROPERTY OWNERSHIP WITHIN +/- 150 ACRE AREA



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

AERIAL

EXISTING SITE

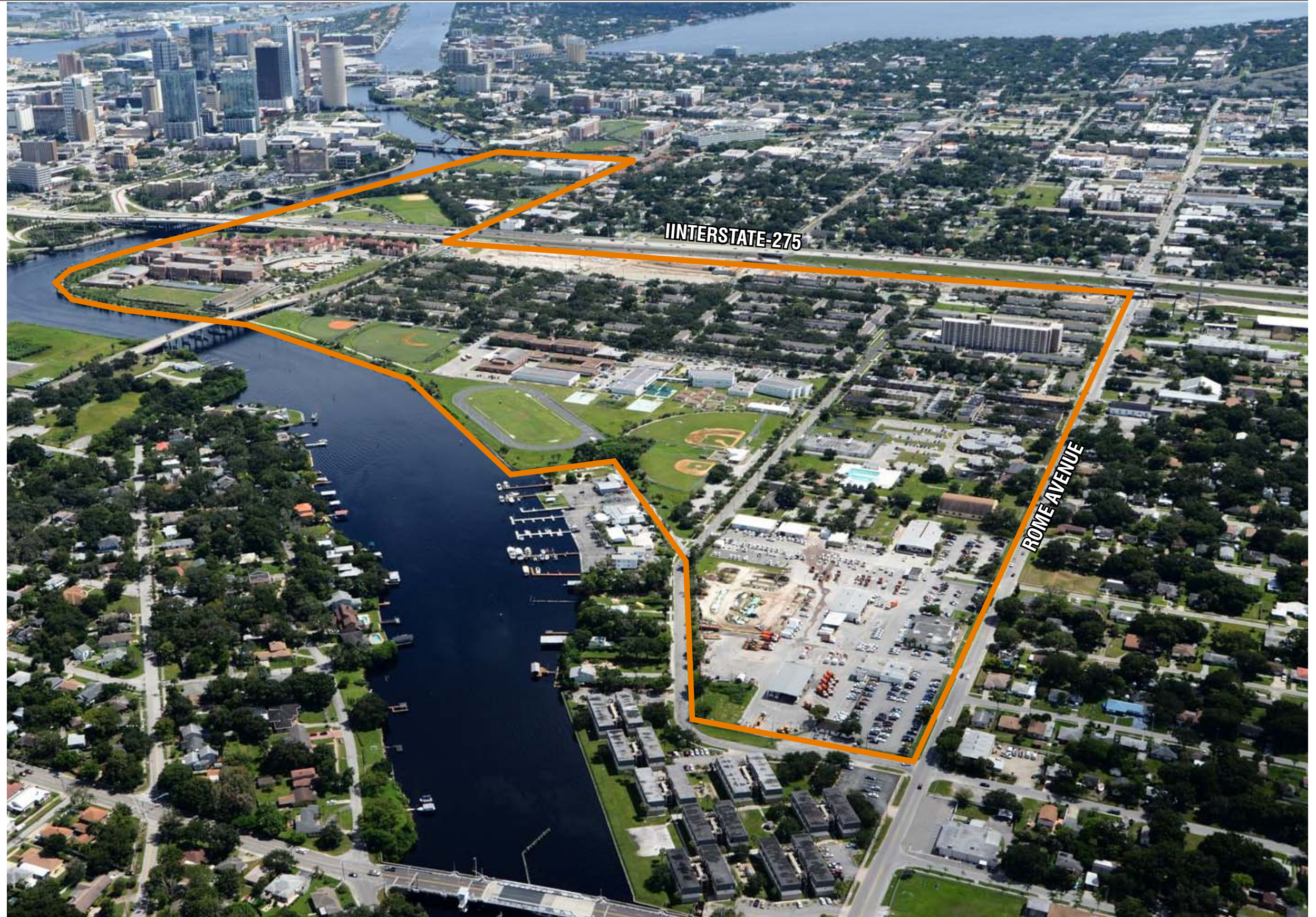


EXISTING SITE

GENERAL DATA:

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

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





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

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

CNI Alternative A

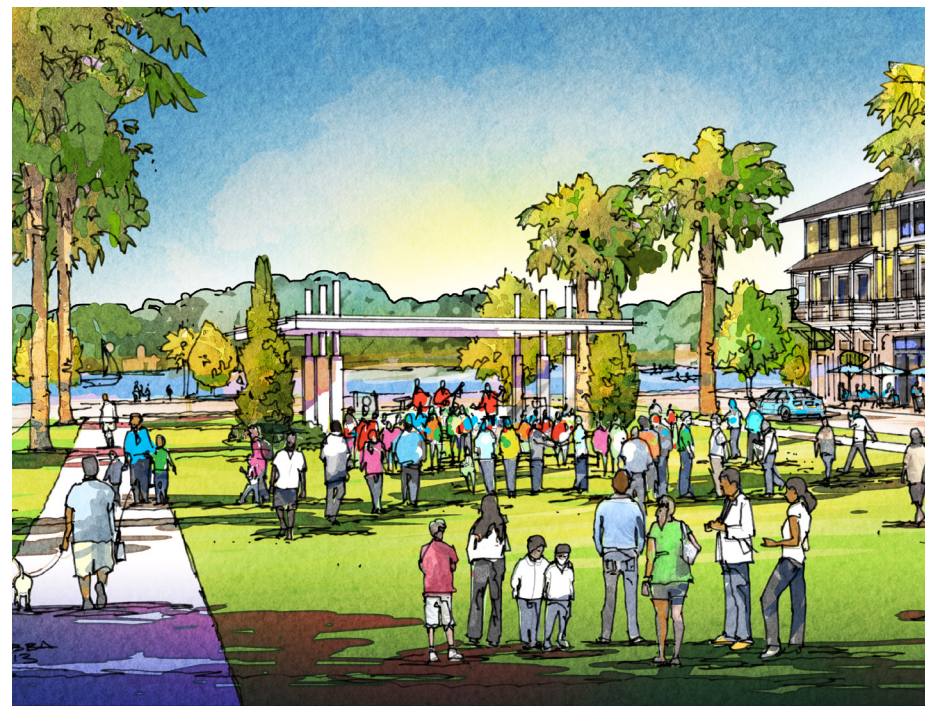


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- MIXED-USE/COMMERCIAL
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- CNI BOUNDARY
- NEIGHBORHOOD BOUNDARY

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

CNI Alternative B

PLAN GOALS & OBJECTIVES



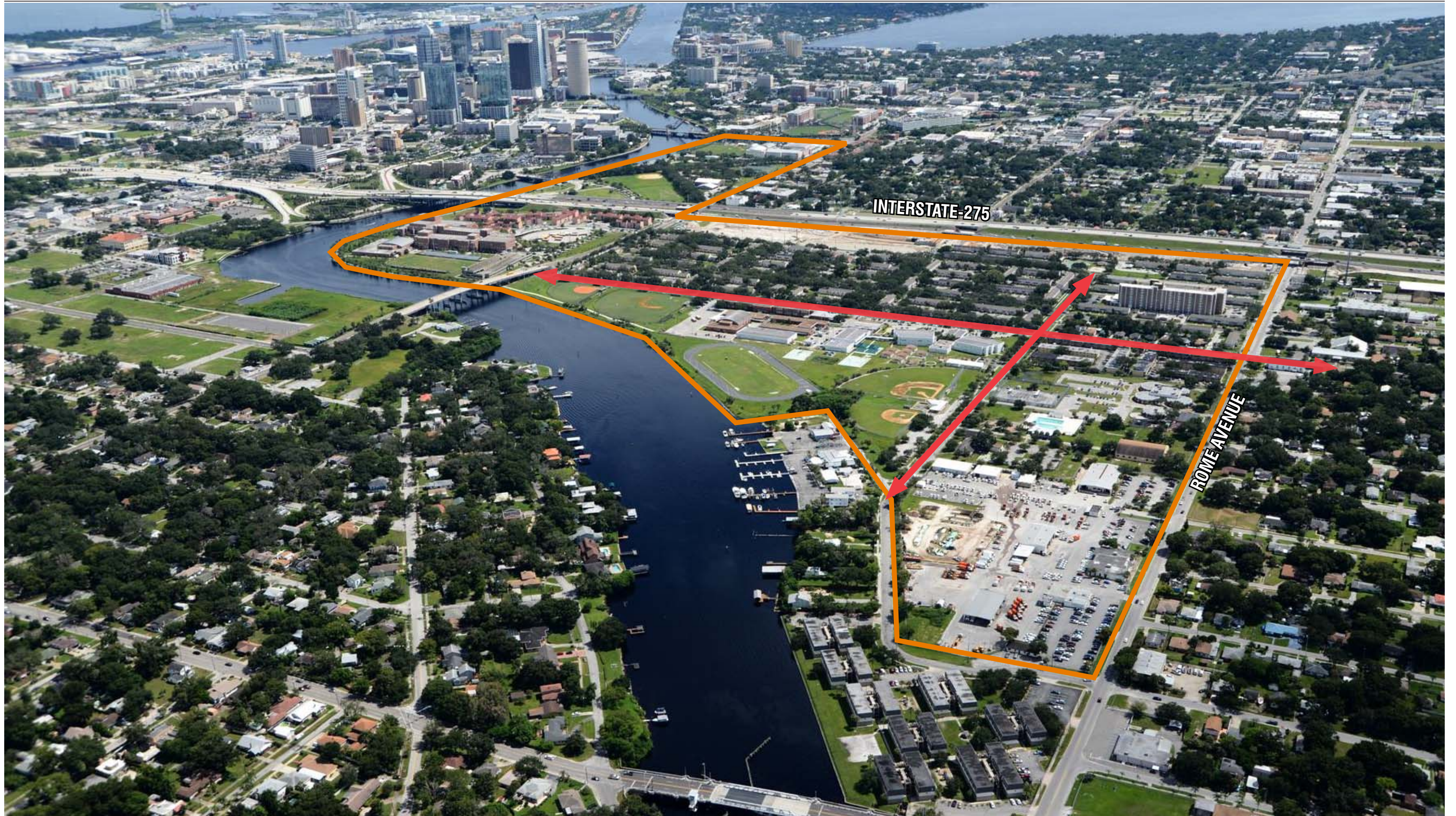
PLAN REFINEMENTS

are being driven by:

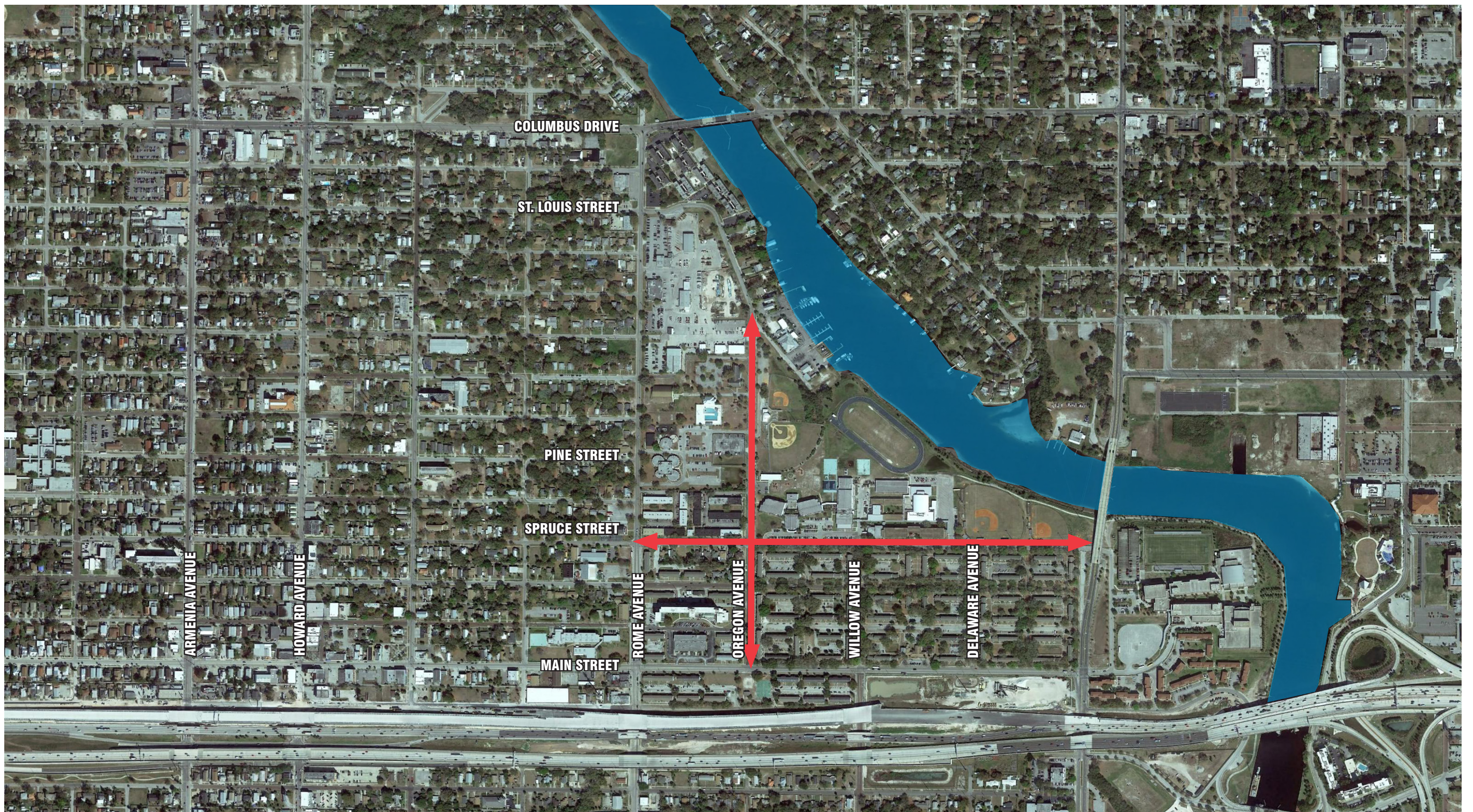
1. The desire to create **more housing and a more connected urban riverfront environment**; and
2. The desire to create **better locations and siting for critical plan components** including:

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

RIVERFRONT ACCESS



RIVERFRONT ACCESS



RIVERFRONT ACCESS



PLANNING & DESIGN



WEST RIVER DISTRICT USES:

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

WEST RIVER DISTRICT USES:

RESIDENTIAL:

SENIOR
MULTI-FAMILY
TOWNHOUSES

MIXED USE:

GROCERY
OFFICE
NEIGHBORHOOD RETAIL
RETAIL ON RIVERFRONT
COMMUNITY HEALTH

COMMUNITY SPACE:

NEIGHBORHOOD PARK + TOT LOTS
COMMUNITY GARDENS
PLAYFIELDS
MLK CENTER

SCHOOLS

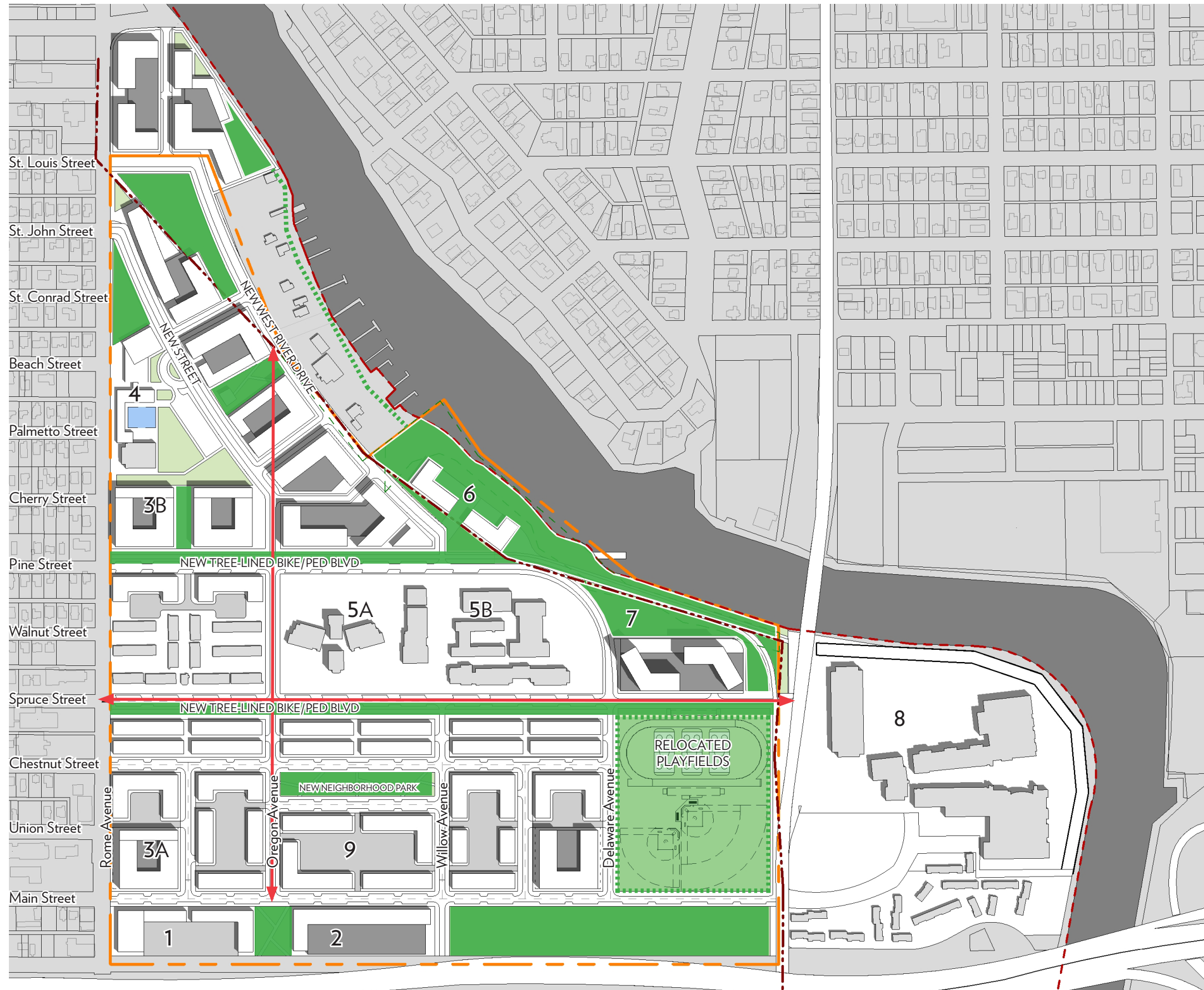
NEW & IMPROVED STREETSCAPES &

PUBLIC OPEN SPACE:

RIVERFRONT PARK
EXTENDING THE RIVERWALK

OPEN SPACE

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



WEST RIVER DISTRICT USES:

RESIDENTIAL:

- SENIOR
- MULTI-FAMILY
- TOWNHOUSES

MIXED USE:

- GROCERY
- OFFICE
- NEIGHBORHOOD RETAIL
- RETAIL ON RIVERFRONT
- COMMUNITY HEALTH

COMMUNITY SPACE:

- NEIGHBORHOOD PARK + TOT LOTS
- COMMUNITY GARDENS
- PLAYFIELDS
- MLK CENTER

SCHOOLS

NEW & IMPROVED STREETSAPES & PUBLIC OPEN SPACE:

- RIVERFRONT PARK
- EXTENDING THE RIVERWALK



STREETSCAPES



PUBLIC RIVERFRONT

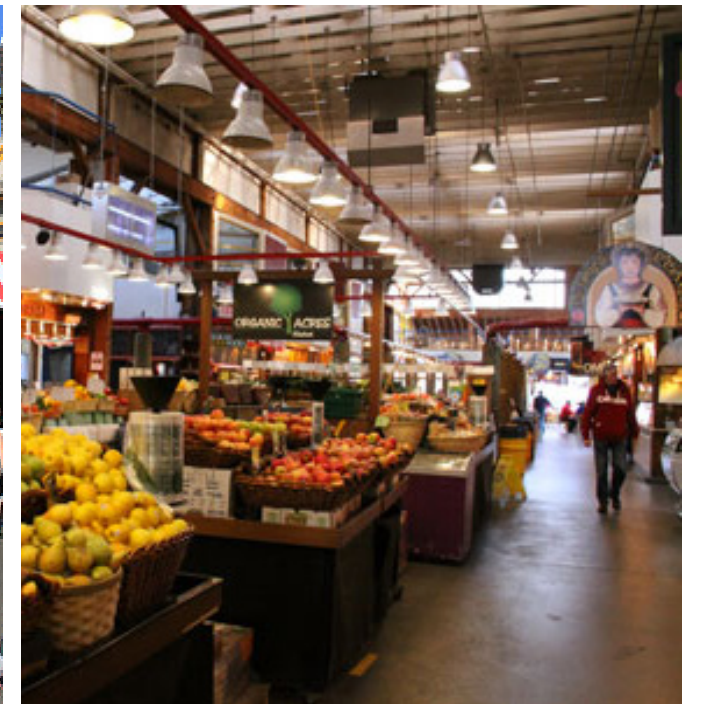


PUBLIC RIVERFRONT



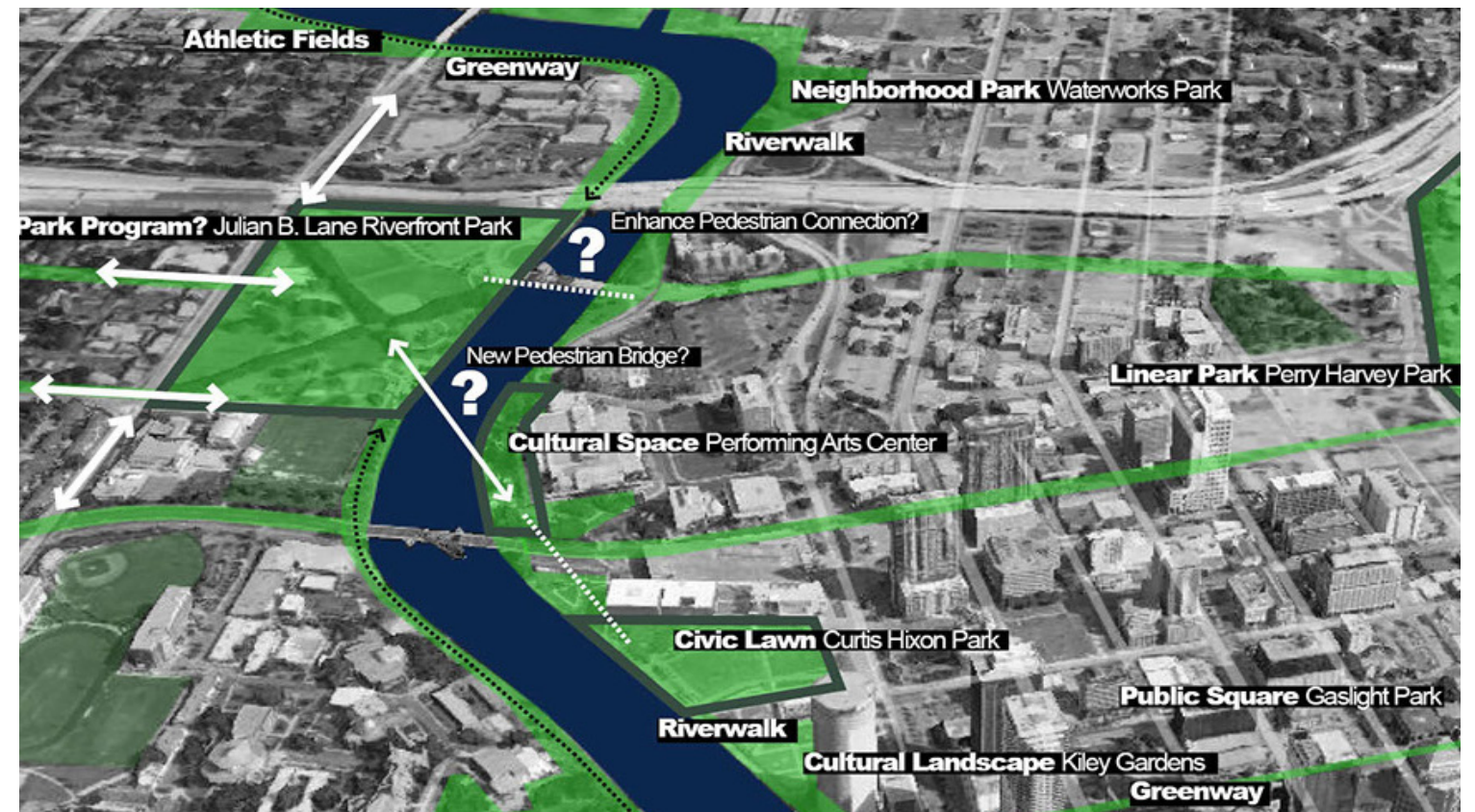
EXAMPLE: VANCOUVER, BC, CANADA
GRANVILLE ISLAND

PUBLIC RIVERFRONT

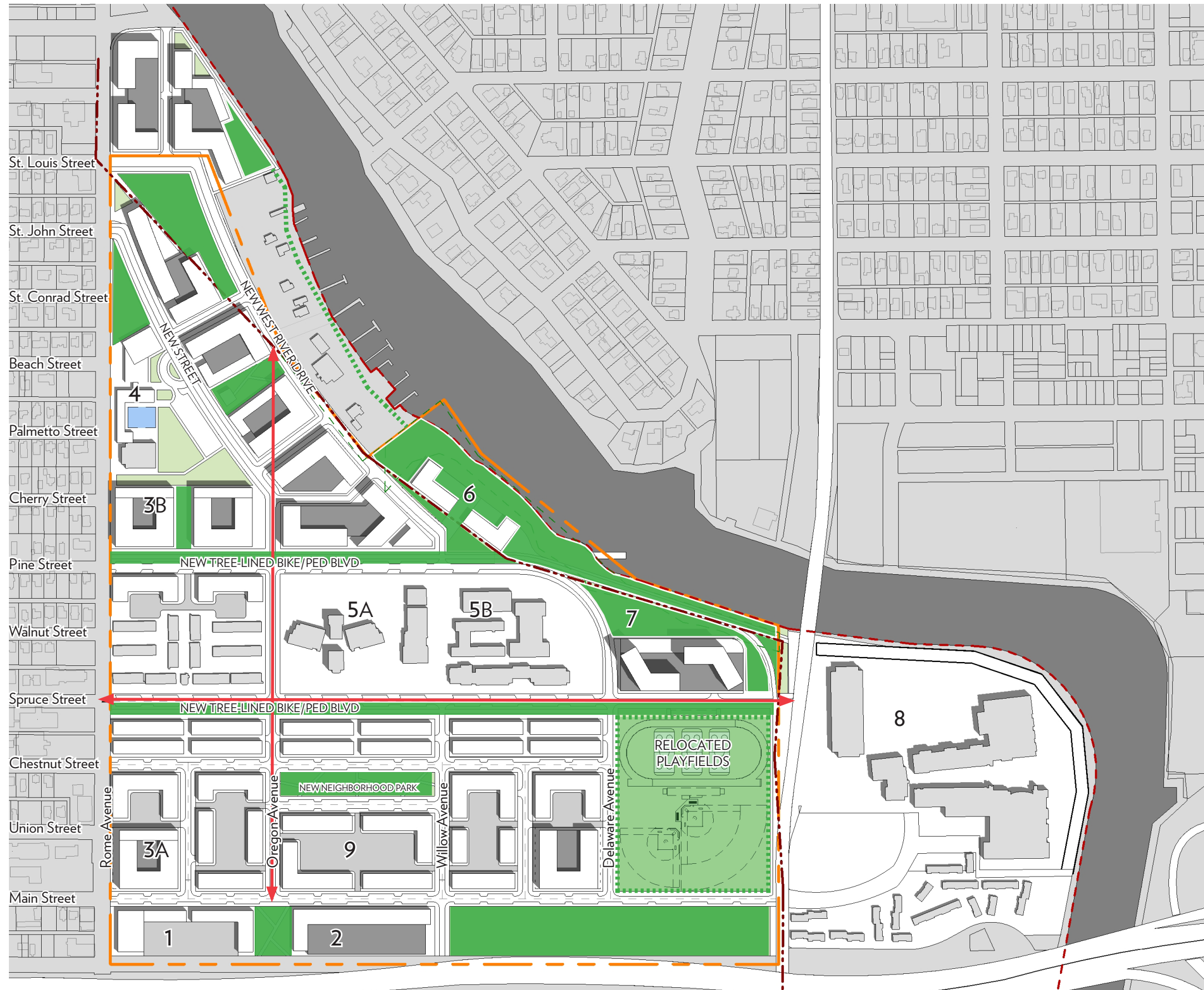


PUBLIC RIVERFRONT

RIVERWALK: CONNECTING SOUTH TO JULIAN B LANE PARK



- 1 COMMERCIAL / GROCERY STORE
- 2 OFFICE (70K SF)
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WEST RIVER DISTRICT USES:

RESIDENTIAL:
SENIOR
MULTI-FAMILY
TOWNHOUSES

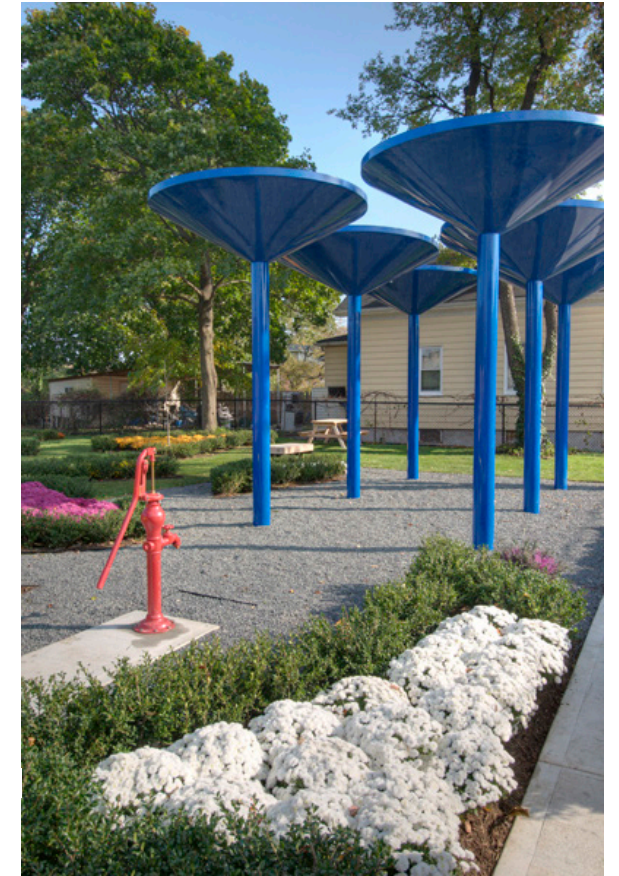
MIXED USE:
GROCERY
OFFICE
NEIGHBORHOOD RETAIL
RETAIL ON RIVERFRONT
COMMUNITY HEALTH

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

SCHOOLS

NEW & IMPROVED STREETSAPES & PUBLIC OPEN SPACE:
RIVERFRONT PARK
EXTENDING THE RIVERWALK

NEIGHBORHOOD PARK

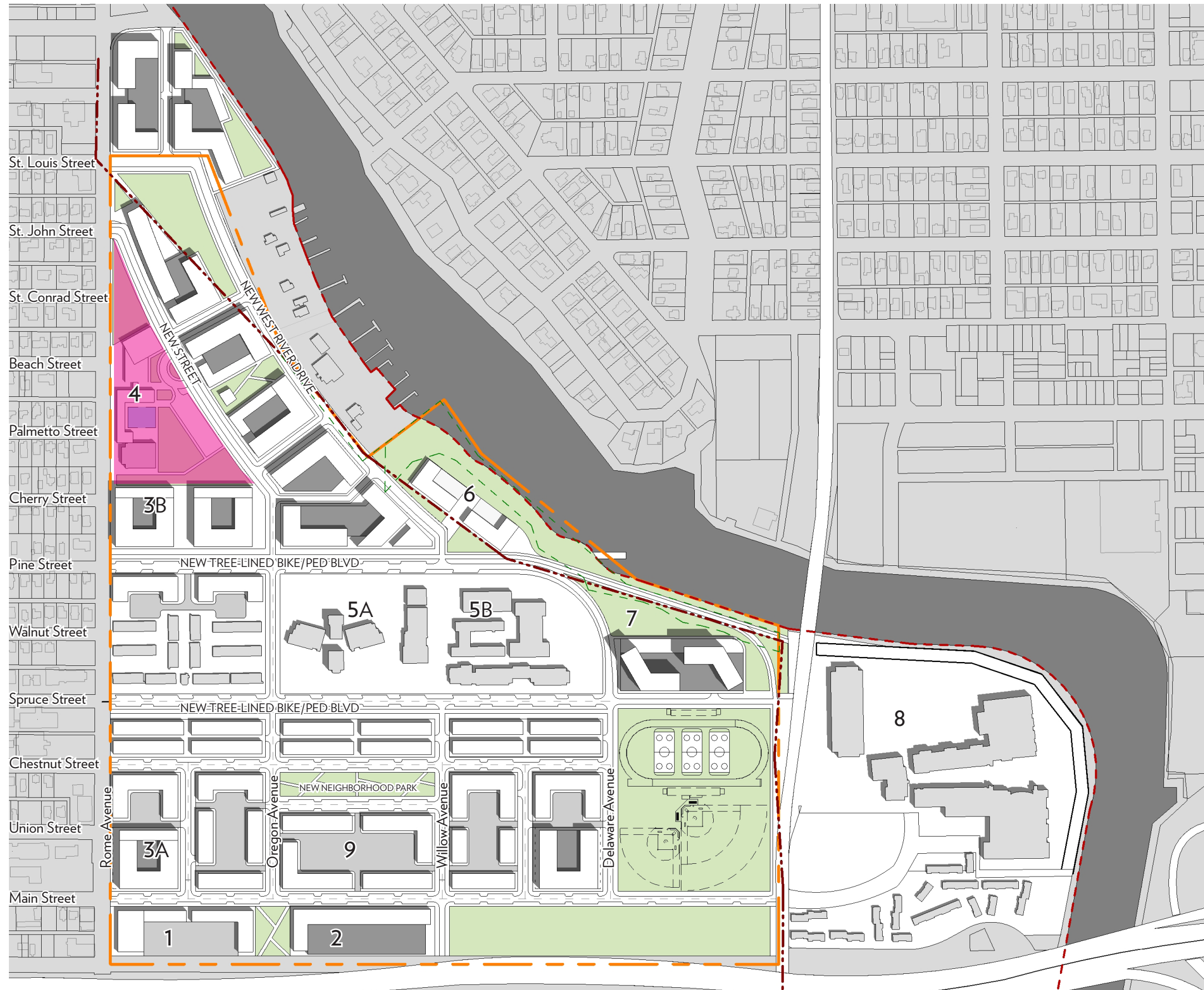


COMMUNITY GARDENS



COMMUNITY CENTER

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

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

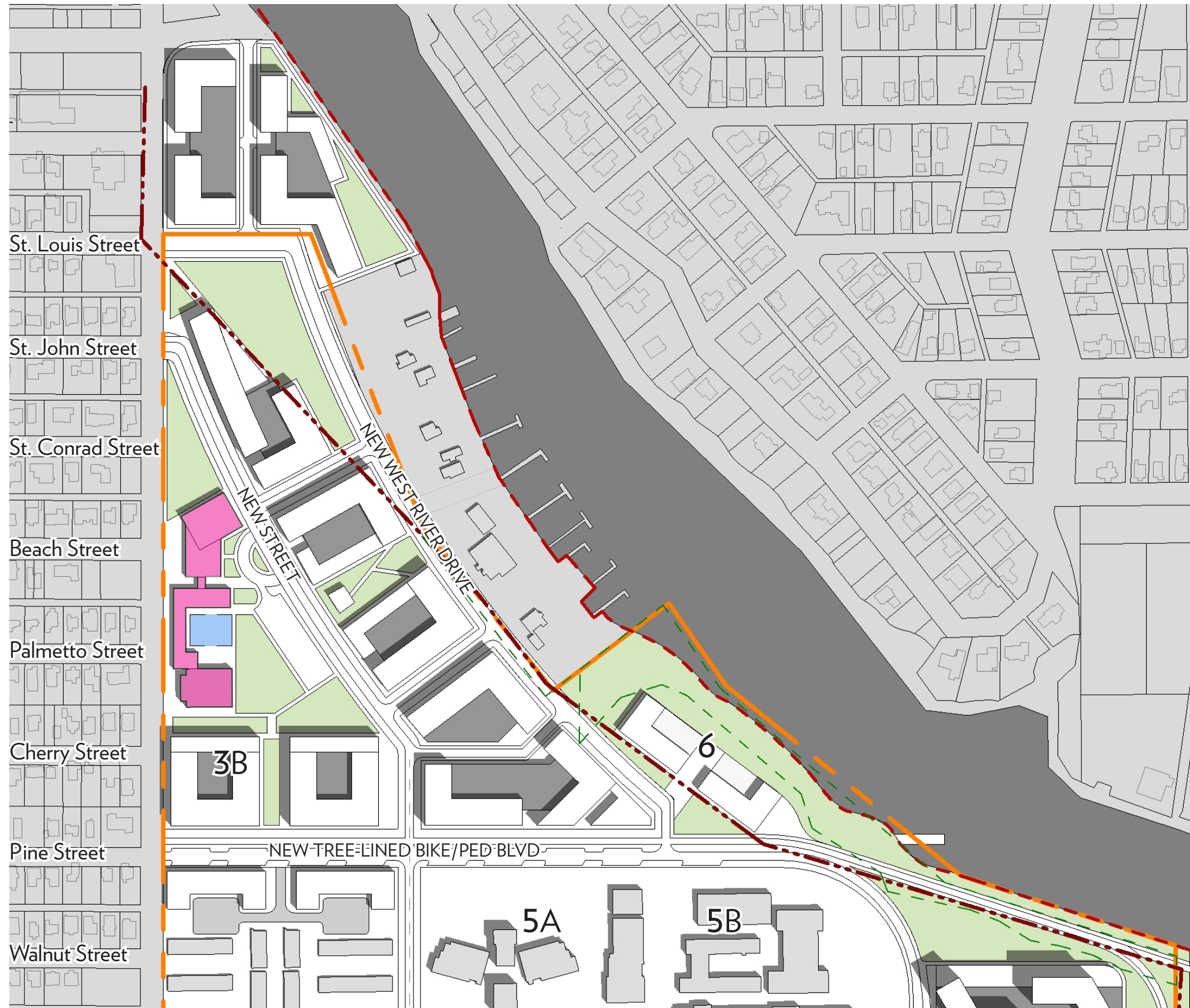
Lobby	1000 +/- nsf
Admin Control Center	250 +/- nsf
Center Staff Offices	400 +/- nsf
Conference Room	800 +/- ns
Community Partnership Space	700 +/- nsf
Computer Lab	400 +/- nsf
Game Area	2400 +/- nsf
Arts/Crafts Room	1600 +/- nsf
Kiln Room	300 +/- nsf
Class/Activity Room (2)	1600 +/- nsf
Community Lounge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

Total NSF **24,700 +/- nsf**

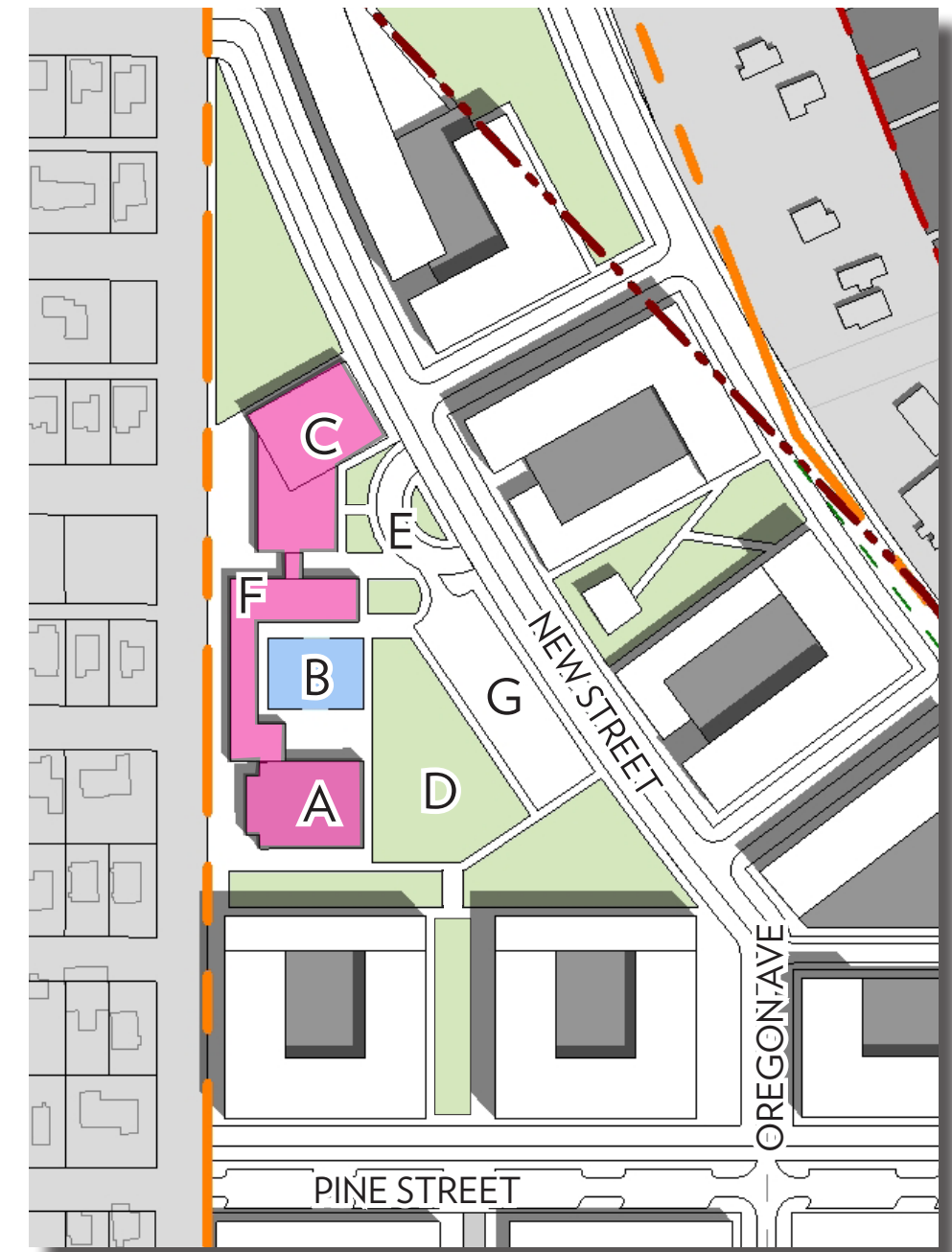
** available to adjust/augment other spaces, if not required provide one additional small multipurpose classroom.*

COMMUNITY CENTER

- | | | | |
|--------------------------------|--------------------------------|--------------------|--------------------------------|
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- A EXISTING GYM TO REMAIN
- B NEW POOL (25 MT, 8 LANES)
- C NEW COMMUNITY CENTER (25,000 SF)
- D PLAYSCAPE AREA
- E DROP-OFF AREA
- F COVERED WALKWAY
- G PARKING (SURFACE)



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

COMMUNITY CENTER



EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

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

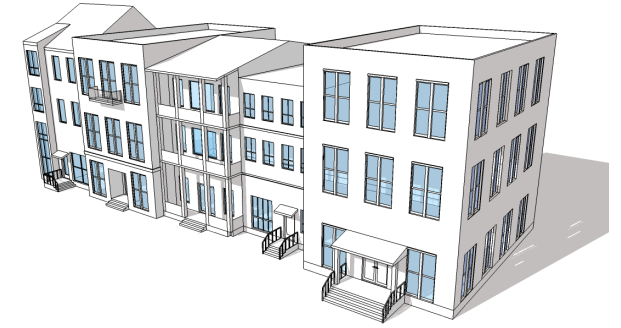
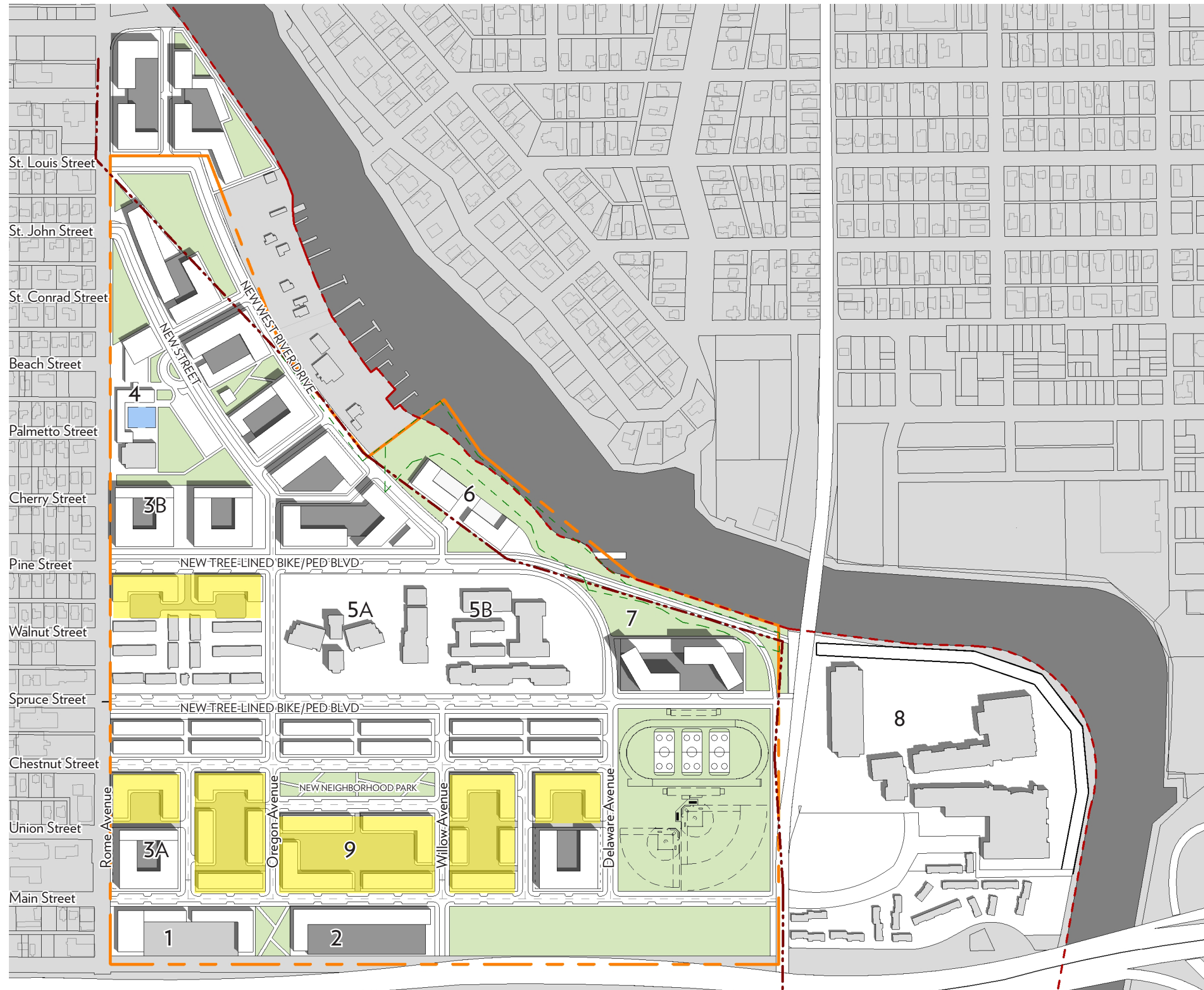
4. MEMPHIS, TN: HICKORY HILL COMMUNITY CENTER
5. CORAL GABLES, FL: YOUTH CENTER

COMMUNITY CENTER



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MULTIFAMILY



MULTI-FAMILY WITH SURFACE PARKING



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

MULTIFAMILY 2-3



FIRST FLOOR PLAN UNIT TYPE A1

SECOND FLOOR PLAN UNIT TYPE A2

THIRD FLOOR PLAN UNIT TYPE A2

FIRST FLOOR PLAN UNIT TYPE D

SECOND FLOOR PLAN UNIT TYPE G

THIRD FLOOR PLAN UNIT TYPE G

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MULTIFAMILY 2-3



MULTIFAMILY 4-5

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MULTI-FAMILY WITH STRUCTURED PARKING

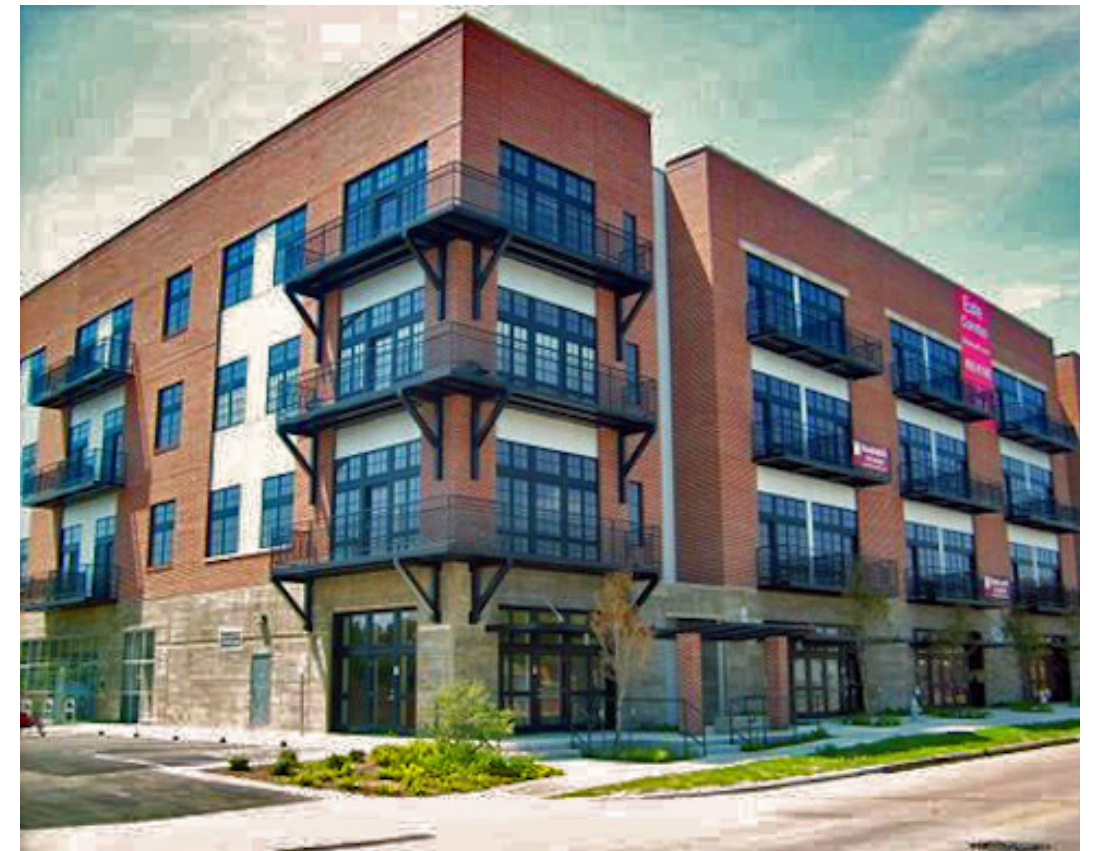


EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

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

5. ATLANTA: PONCE PARK

MULTIFAMILY 4-5



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

MULTIFAMILY 4-5



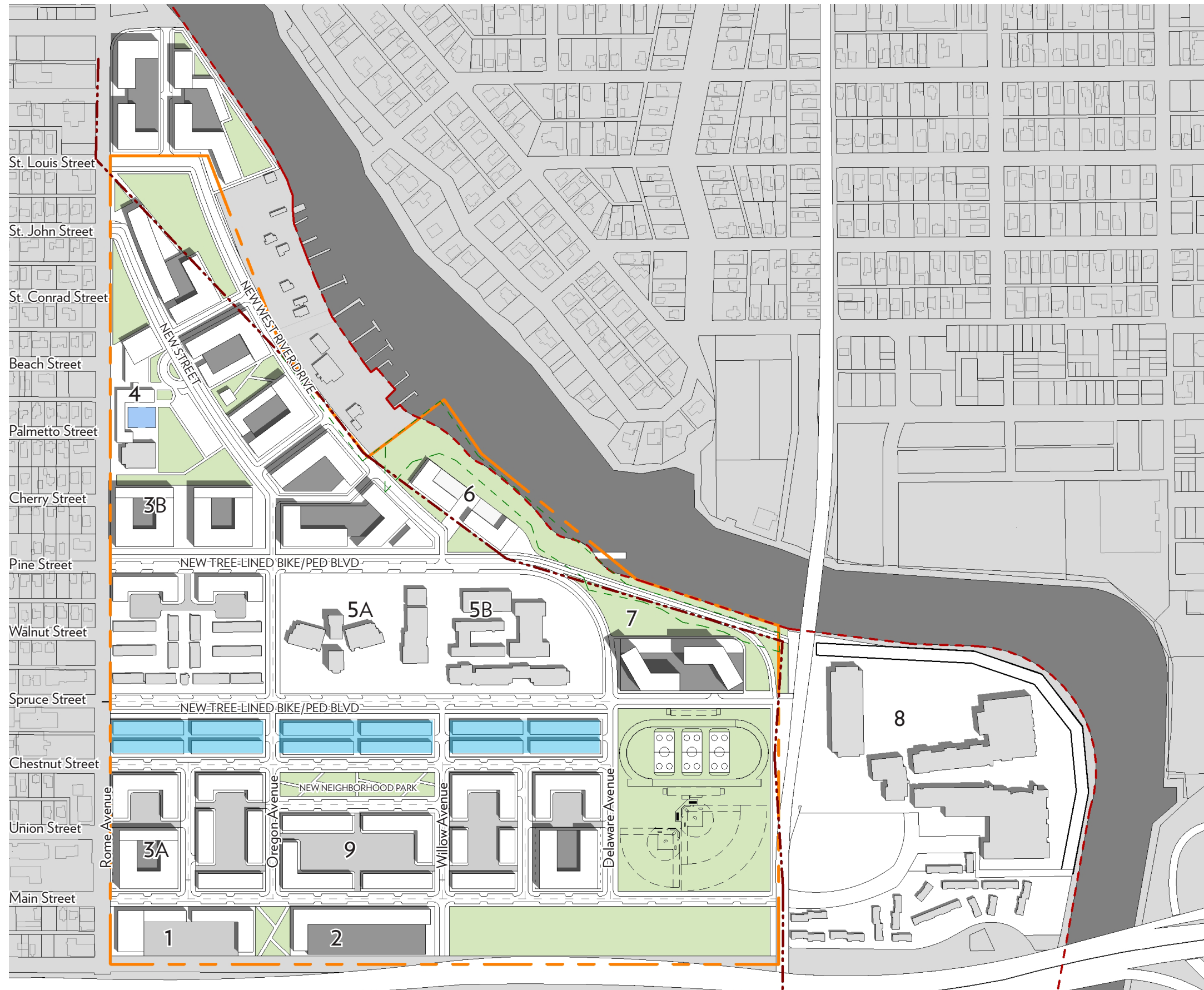
EXAMPLE: TAMPA: VINTAGE LOFTS AT WEST END
801 N ROME AVENUE (255 UNITS, COMPLETED 2009)
BLOCK SIZE: INSERT

MULTIFAMILY 4-5

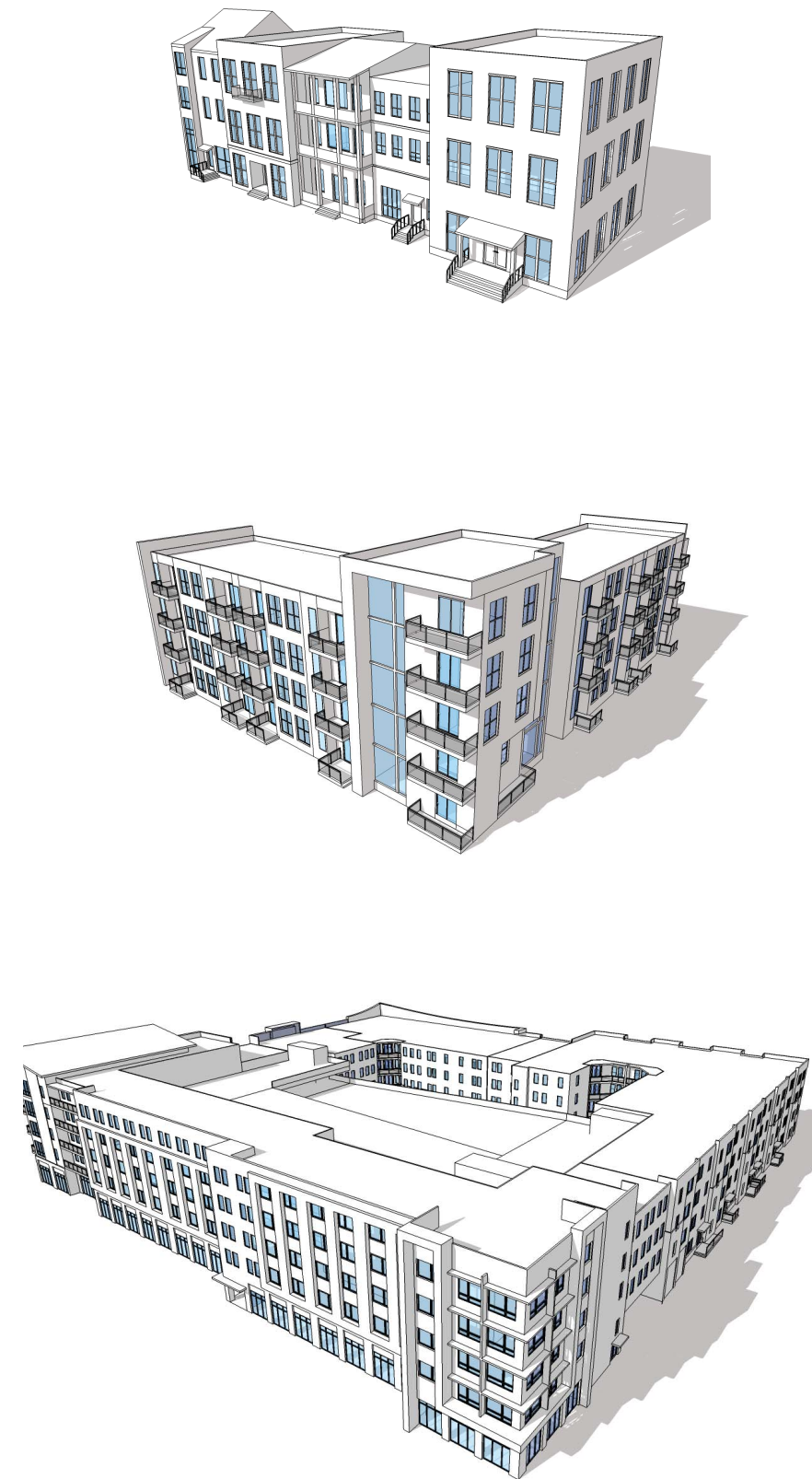


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TOWNHOUSES



TOWNHOUSES AND TOWNHOUSES OVER FLATS



EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

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

5. ATLANTA: OLD 4TH WARD

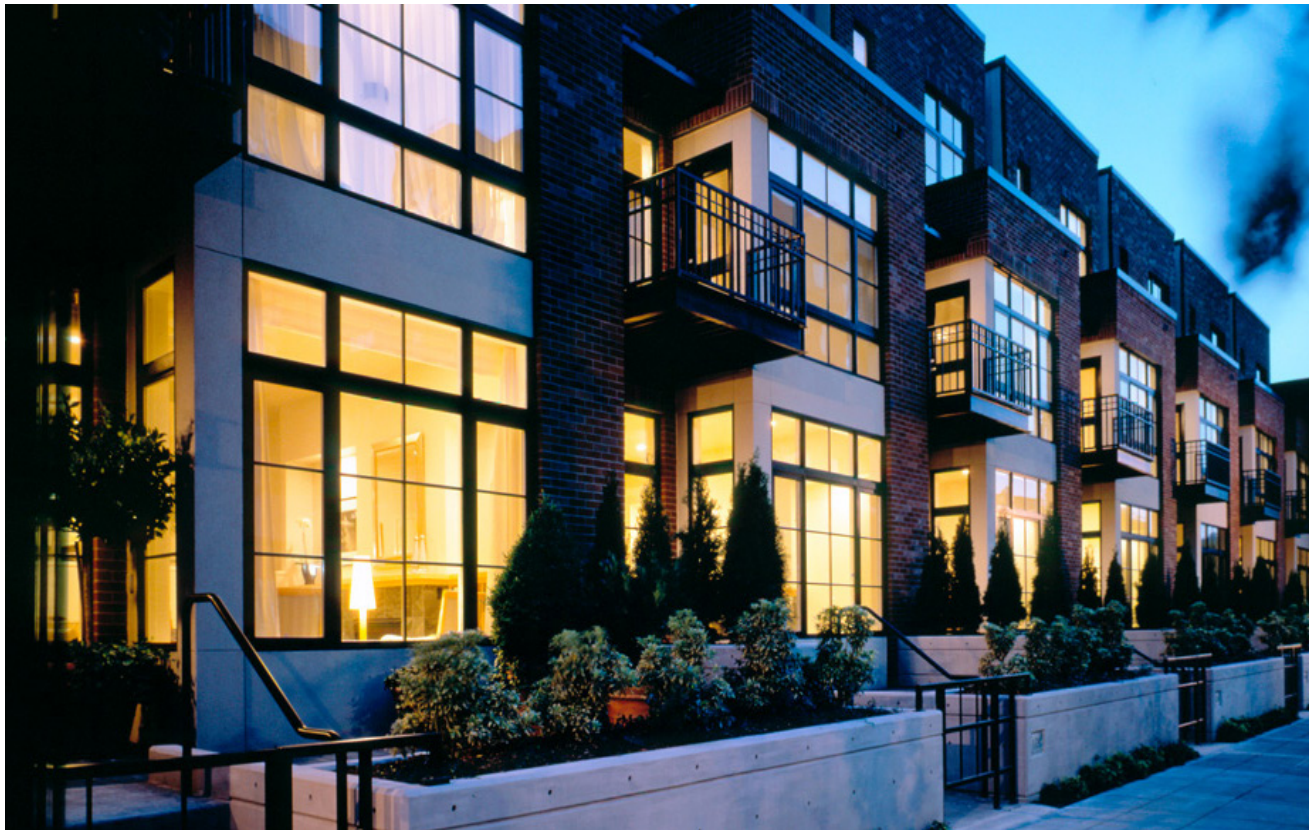
TOWNHOUSES



EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

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

TOWNHOUSES



EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

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

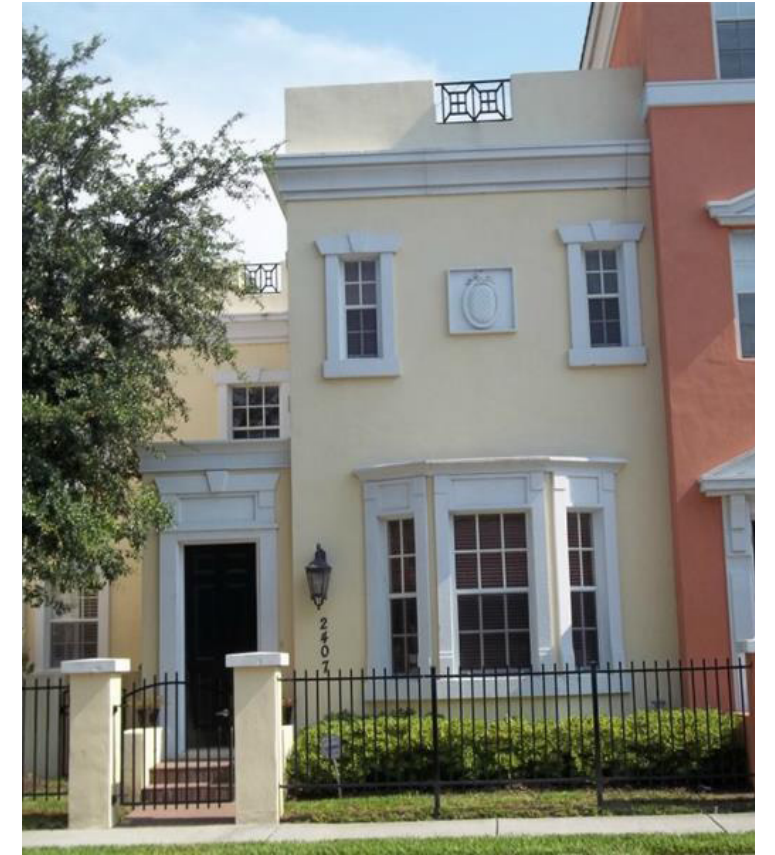
TOWNHOUSES/LOFTS



EXAMPLES:
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

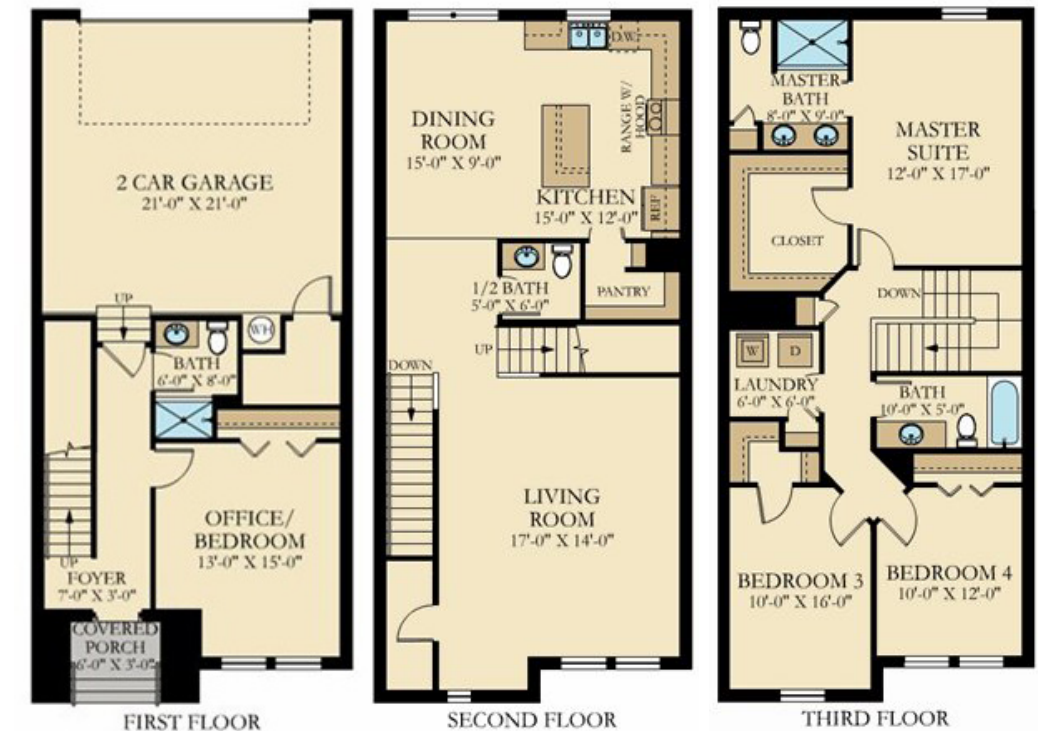
1. THRU 3. TAMPA: SOHO BAY CT.
4. & 5. TAMPA: VICTORIA GARDEN LN.

TOWNHOUSES



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

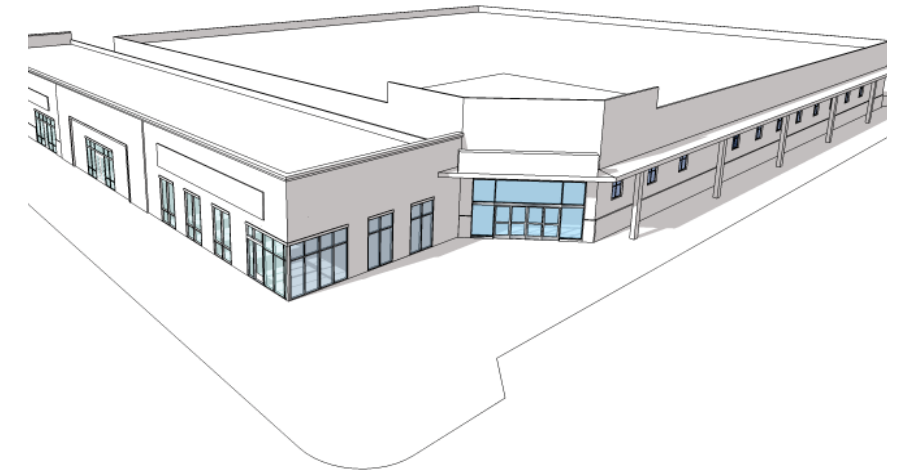
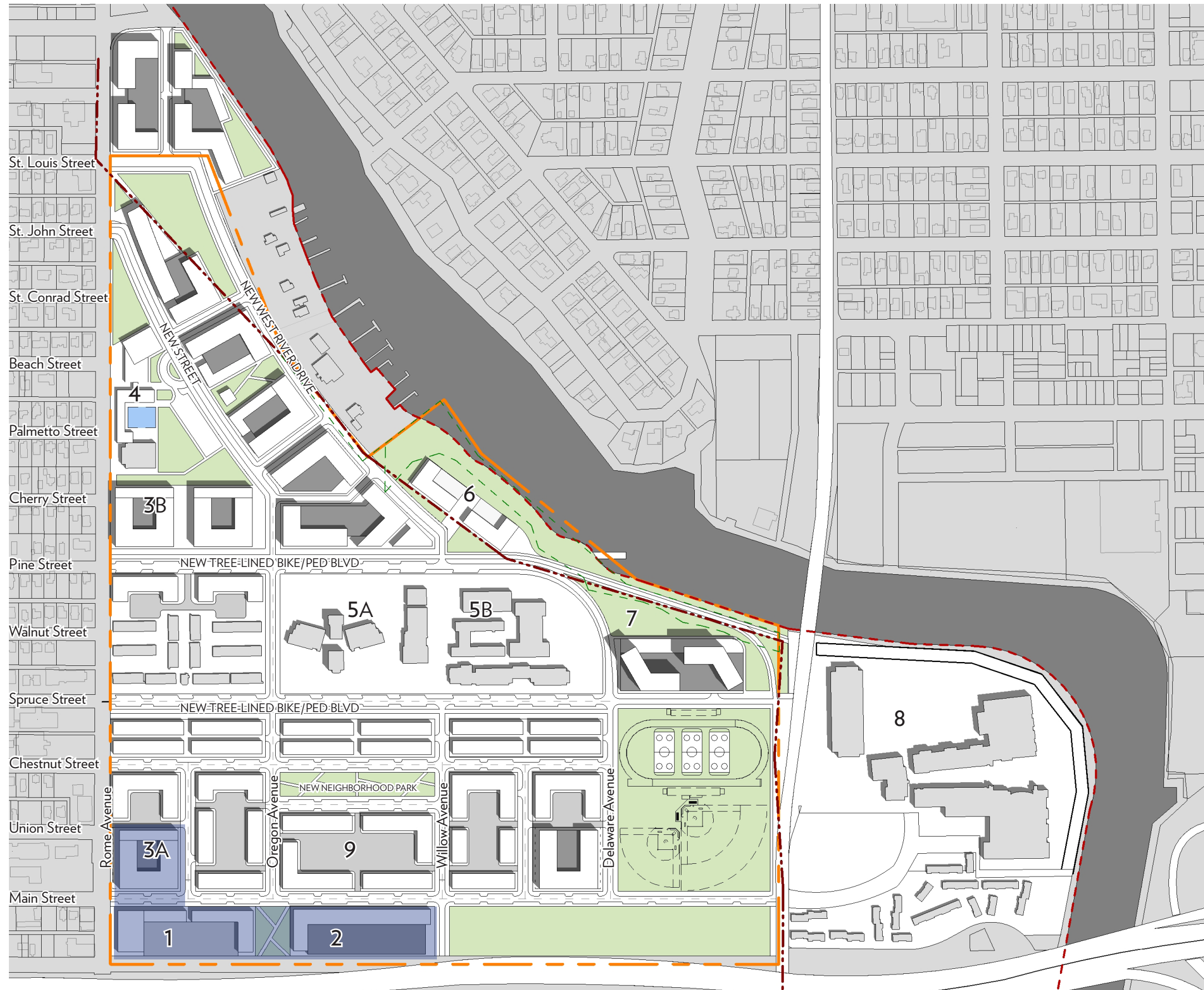
TOWNHOUSES



TAMPA WEST RIVER | REVISED DEVELOPMENT PLAN

- 1 COMMERCIAL / GROCERY STORE
- 2 OFFICE (70K SF)
- 3A SENIOR BUILDING (160 UNITS)
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- 4 NEW COMMUNITY CTR (25K SF)
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MIXED USE



MIXED USE



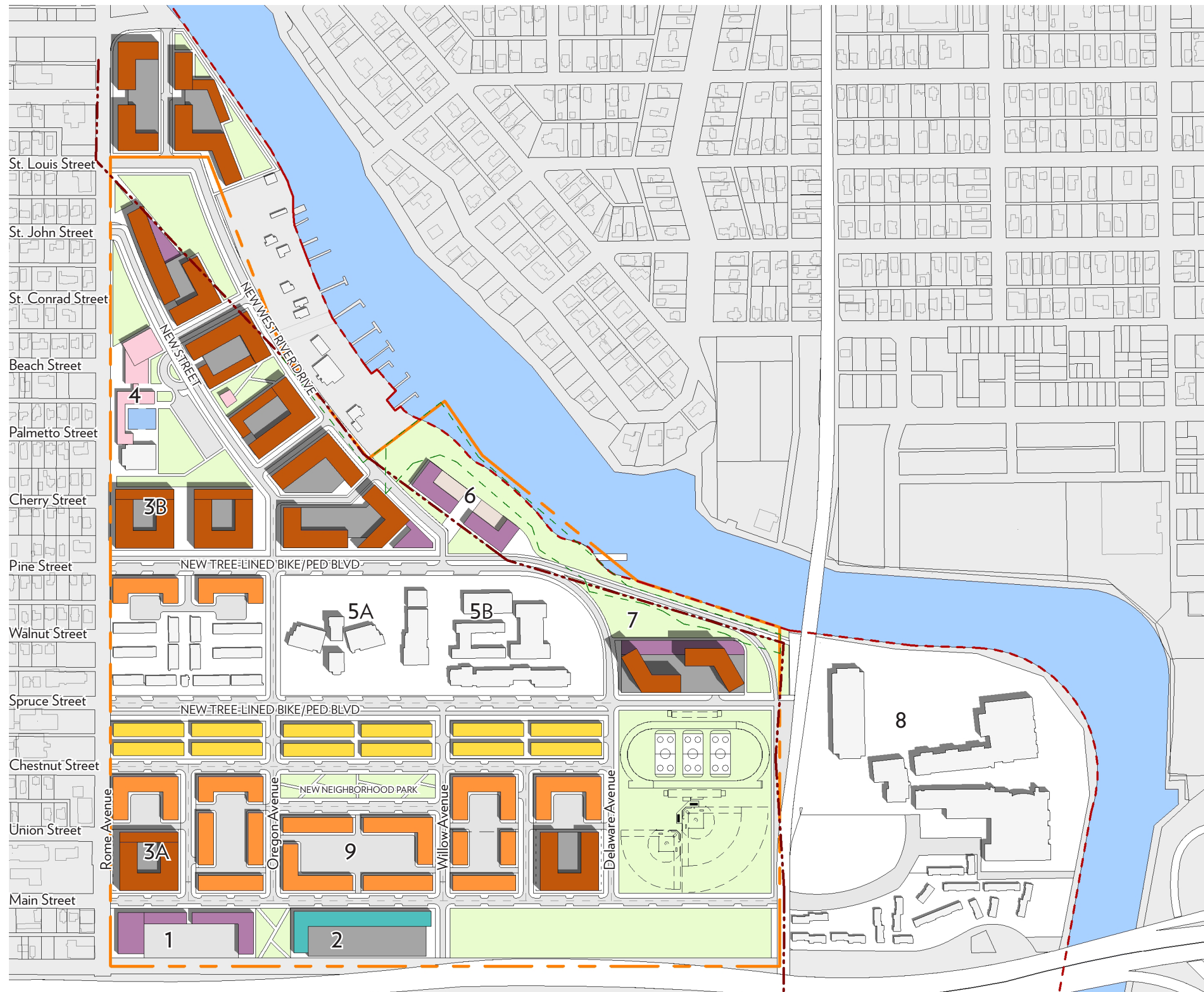
EXAMPLES: RESIDENTIAL OVER GROUND FLOOR RETAIL AND/OR COMMUNITY CENTER (IE HEALTH CLINIC)

MIXED USE



SUMMARY | REVISED PLAN

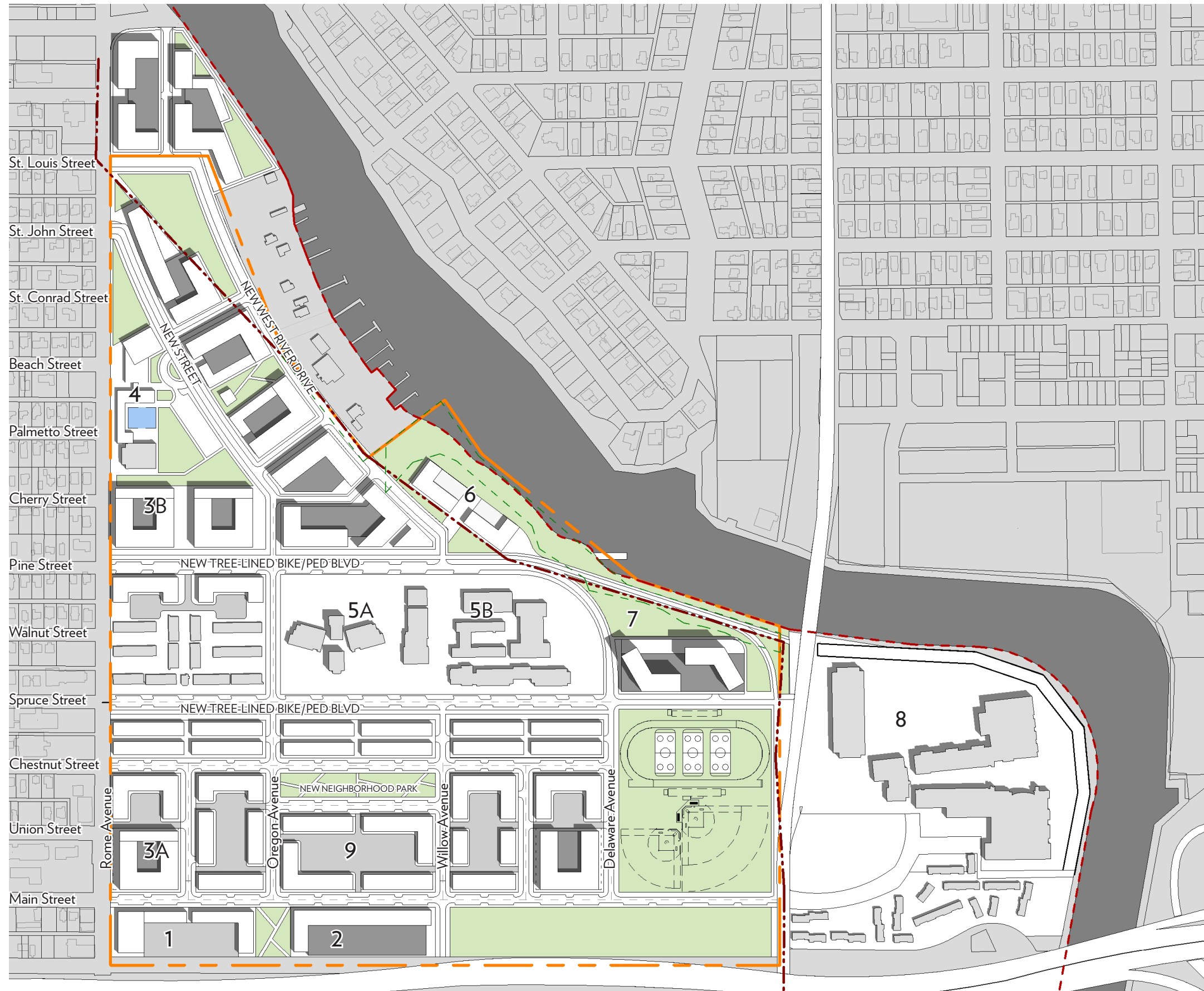
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- 5B STEWART MIDDLE
- 6 NEW MARKETPLACE



PROGRAM SUMMARY			
	Gross Area	# Units	# parking spaces
Multi-family - High Density	1,304,346 sf	1,087	1,630
Multi-Family	509,446 sf	425	505
Senior Living	324,000 sf	320	320
Townhouses	349,440 sf	146	146
Sub-Total (Residential)	2,487,232 sf	1,977	2,601
Community Center	48,433 sf		194
Retail	69,492 sf		232
RiverPlace (Retail on River)	29,754 sf		99
Grocery Store	17,403 sf		70
Office Use	77,175 sf		257
Sub-Total (Other uses)	242,257 sf		851
Parking - Structured	1,112,711 sf		2,782
Parking - Surface	268,451 sf		671
Sub-Total (Parking)	1,381,162 sf	1,977	3,453
TOTAL =	4,110,651 sf	1,977	3,453

SOHO Parcel - Residential	362,329 sf	302
SOHO Parcel - Parking	207,348 sf	518

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



3D SITE VIEW

