



# WEST RIVER

10.27.2015

# EVENING AGENDA

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COMMUNITY MEETING 2  
TUESDAY, OCTOBER 27, 2015

6:00 PM WEST RIVER PLAN REVIEW

PART 1 | CHOICE NEIGHBORHOODS

PART 2 | WEST RIVER PLANNING & DESIGN

PART 3 | PROGRAM DEVELOPMENT OVERVIEW

PART 4 | INFRASTRUCTURE & TRANSPORTATION

NEXT STEPS

# 1.0 | CHOICE NEIGHBORHOODS

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BACKGROUND

# WHY?

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

# CNI CORE GOALS

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

**Links to Education**

**Access to High-Quality Services**

**Green and Efficient Homes**

**Safe and Healthy Communities**

**Substantive Community and Stakeholder**

**Input**

# CNI CORE GOALS

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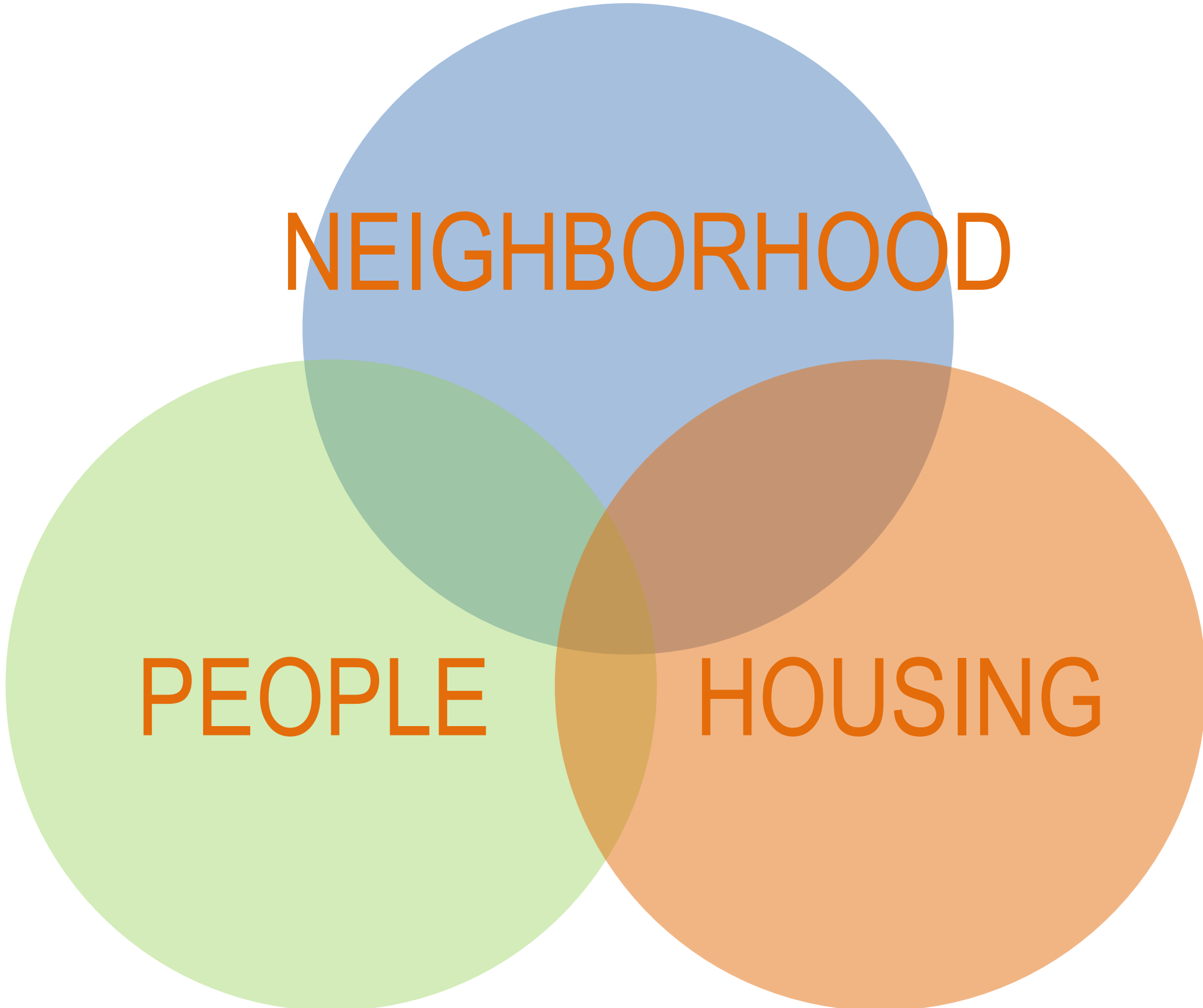
**CHOICE NEIGHBORHOODS** employs a comprehensive approach to neighborhood transformation.

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

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

# CNI CORE GOALS

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# CNI CORE GOALS

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

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

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



# VISION . PEOPLE



# VISION . PEOPLE

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

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

# VISION . PEOPLE

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## **KEY PARTNERS** In no particular order...

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

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

# CNI CORE GOALS

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

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

# VISION . NEIGHBORHOOD



# VISION . NEIGHBORHOOD

ABOUT CONTEXT: CITY PLANNING + ACCESS



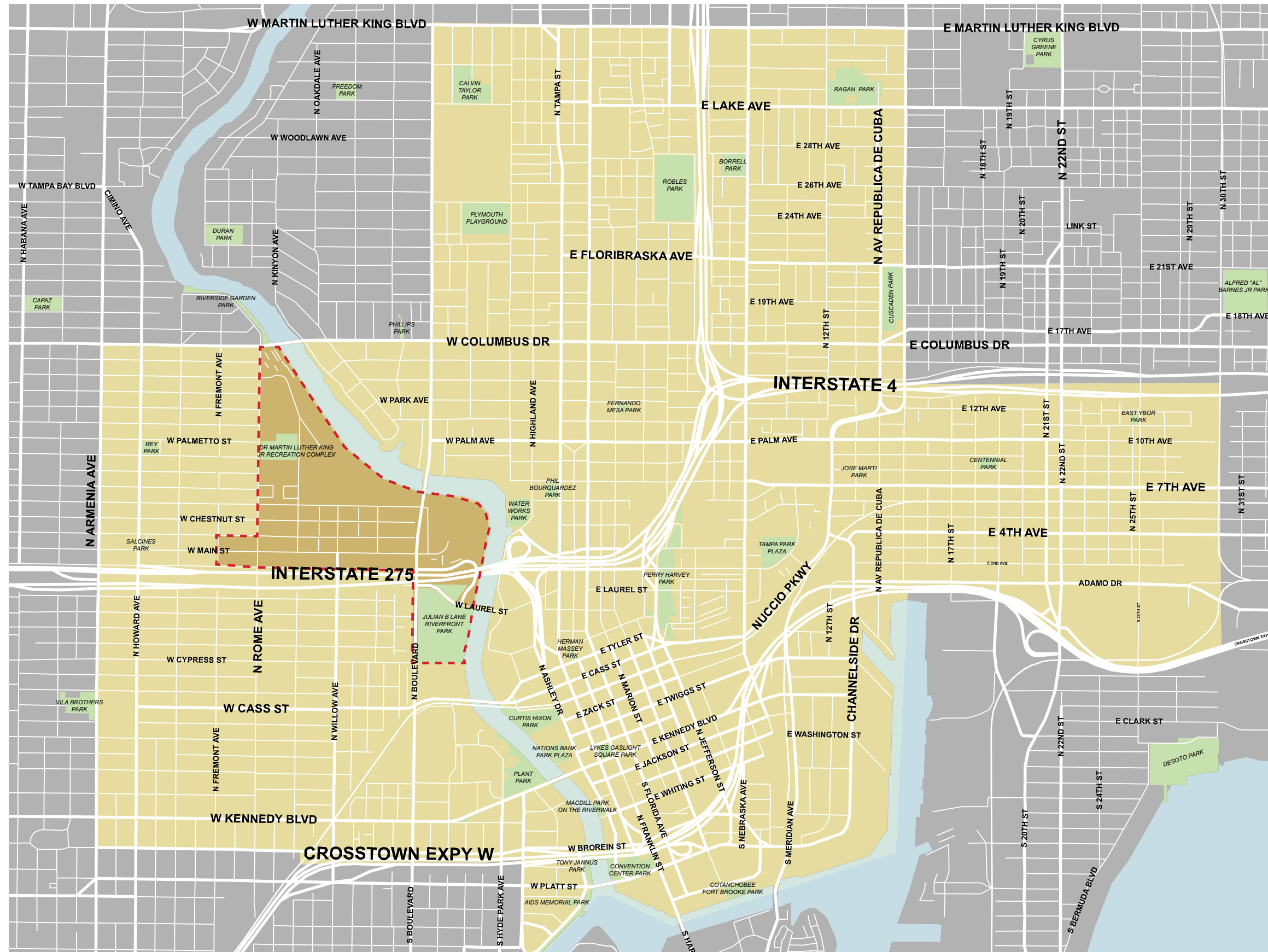
## RIVER PLACES WEST RIVER TAMPA

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



# VISION . NEIGHBORHOOD

ABOUT CONNECTIVITY



# VISION . NEIGHBORHOOD

ABOUT CONNECTIVITY





# CNI CORE GOALS

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

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

## **ONE FOR ONE REPLACEMENT: LAW OF THE LAND**

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

# VISION . HOUSING

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

# 2.0 | WEST RIVER . PLANNING & DESIGN

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BACKGROUND

AERIAL

# EXISTING SITE

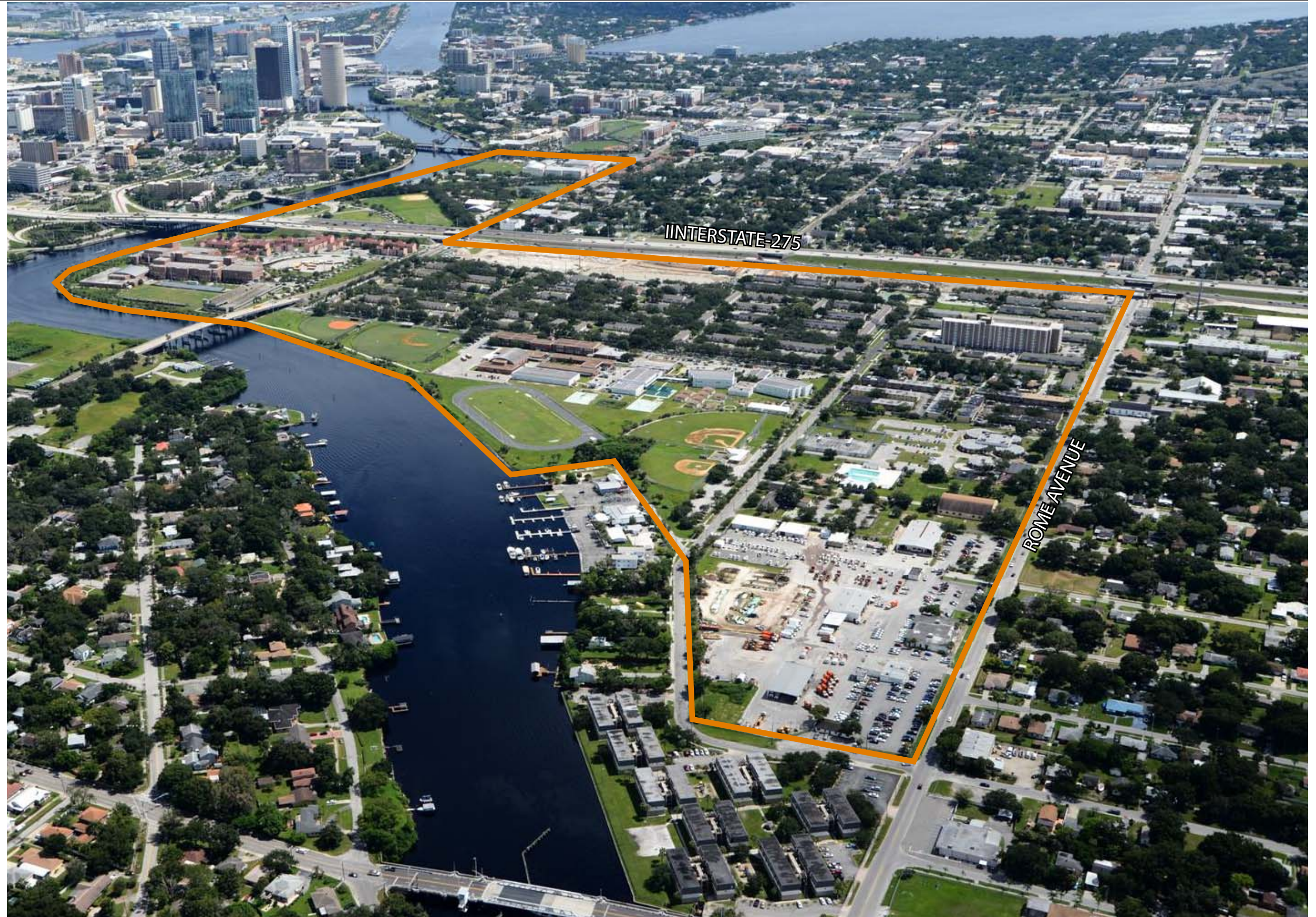


# EXISTING SITE

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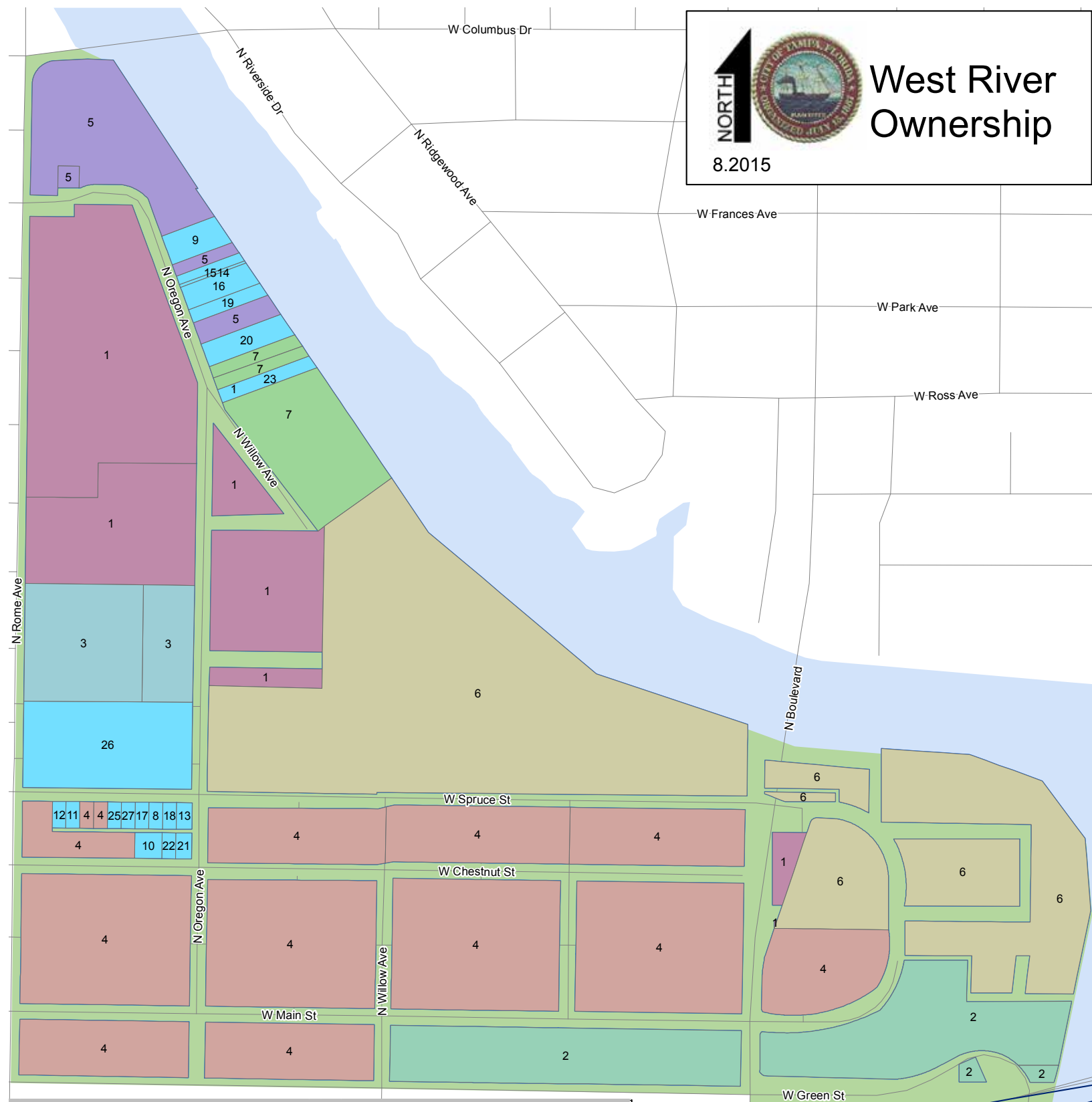
TOTAL CNI LAND AREA = +/- 150 AC  
THA-owned Land = 44 AC  
PH Units = 821 units

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



# OWNERSHIP

PROPERTY OWNERSHIP WITHIN +/- 150 ACRE AREA



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



- 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





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

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

## CNI Alternative B

# 2.0 | WEST RIVER . PLANNING & DESIGN

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PLAN REFINEMENTS

# PLAN GOALS & OBJECTIVES



## PLAN REFINEMENTS

are being driven by:

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

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

# PLANNING & DESIGN



## WEST RIVER DISTRICT USES:

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

## WEST RIVER DISTRICT USES:

**NEW & IMPROVED STREETSCAPES**  
SPRUCE & PINE STREETS

**RIVERFRONT ACCESS:**  
PUBLIC OPEN SPACE  
RIVERFRONT PARK  
EXTENDING THE RIVERWALK

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

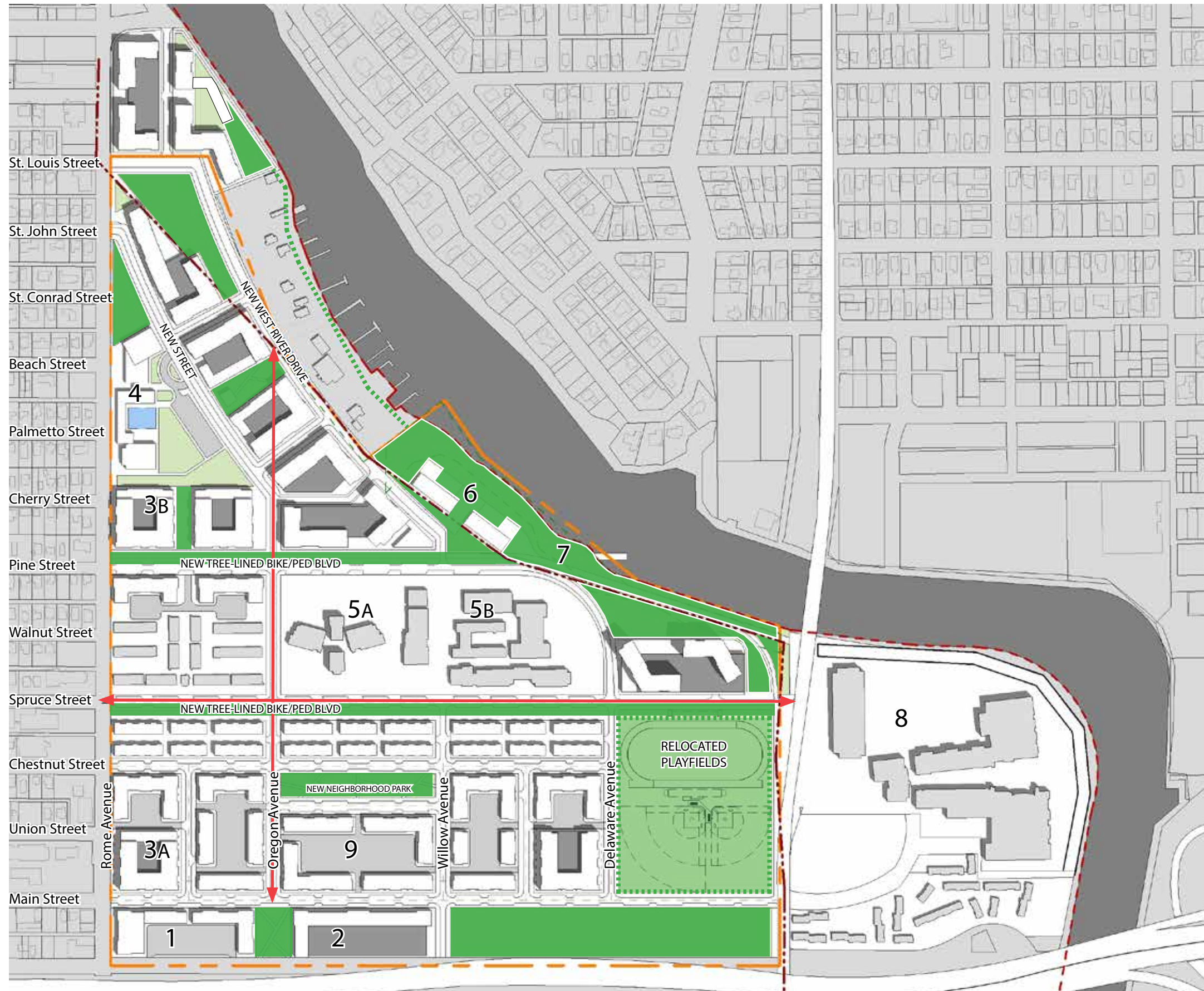
**RESIDENTIAL:**  
SENIOR  
MULTI-FAMILY  
TOWNHOUSES

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

SCHOOLS

- |                                |                                |                    |                                |
|--------------------------------|--------------------------------|--------------------|--------------------------------|
| 1 COMMERCIAL / GROCERY STORE   | 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) |

# OPEN SPACE



## WEST RIVER DISTRICT USES:

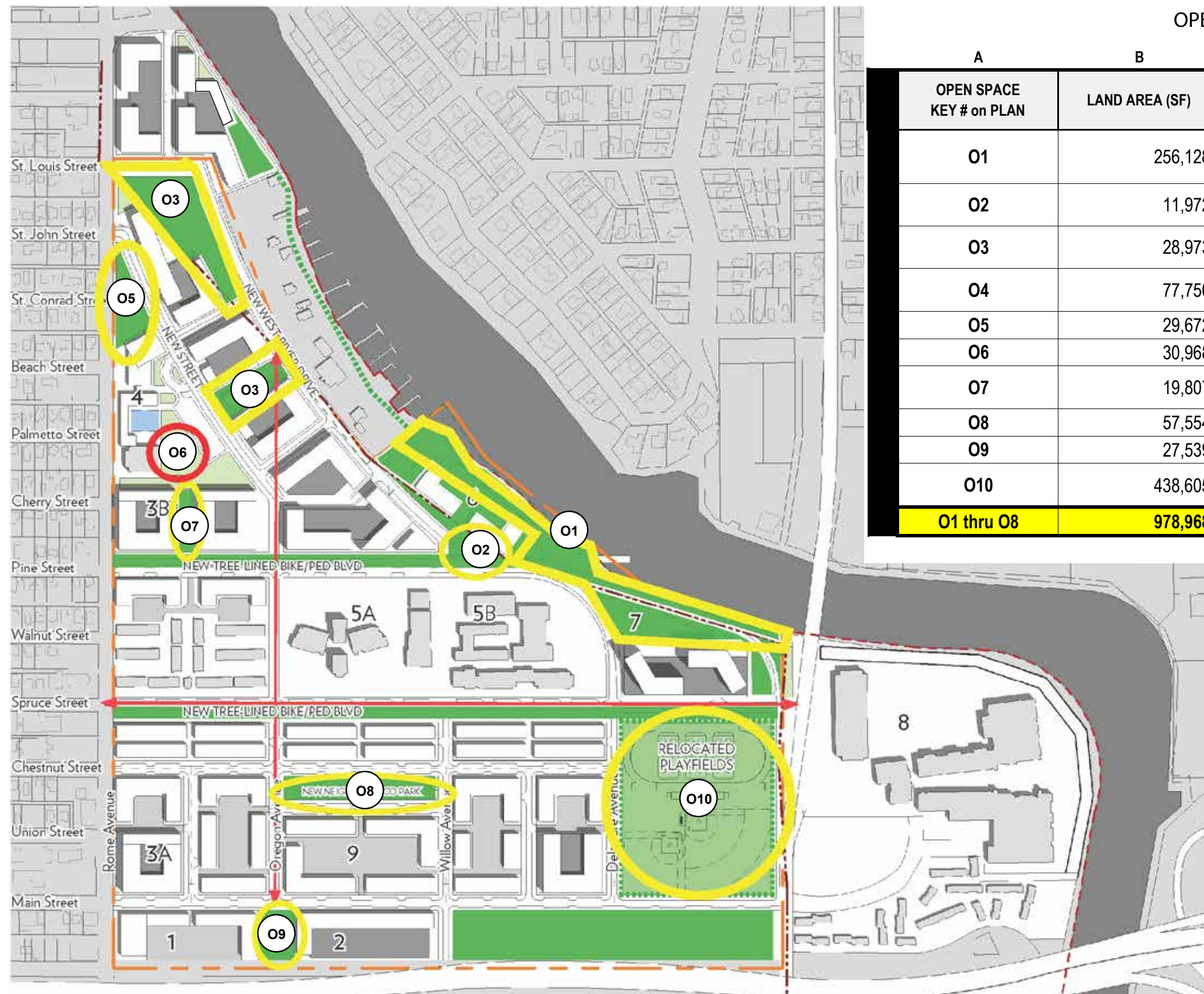
- 1 NEW & IMPROVED STREETSCAPES**  
SPRUCE & PINE STREETS
- 2 RIVERFRONT ACCESS:**  
PUBLIC OPEN SPACE  
RIVERFRONT PARK  
EXTENDING THE RIVERWALK
- 3 COMMUNITY SPACE:**  
NEIGHBORHOOD PARK + TOT LOTS  
COMMUNITY GARDENS  
PLAYFIELDS  
MLK CENTER

RESIDENTIAL:  
SENIOR  
MULTI-FAMILY  
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MIXED USE:  
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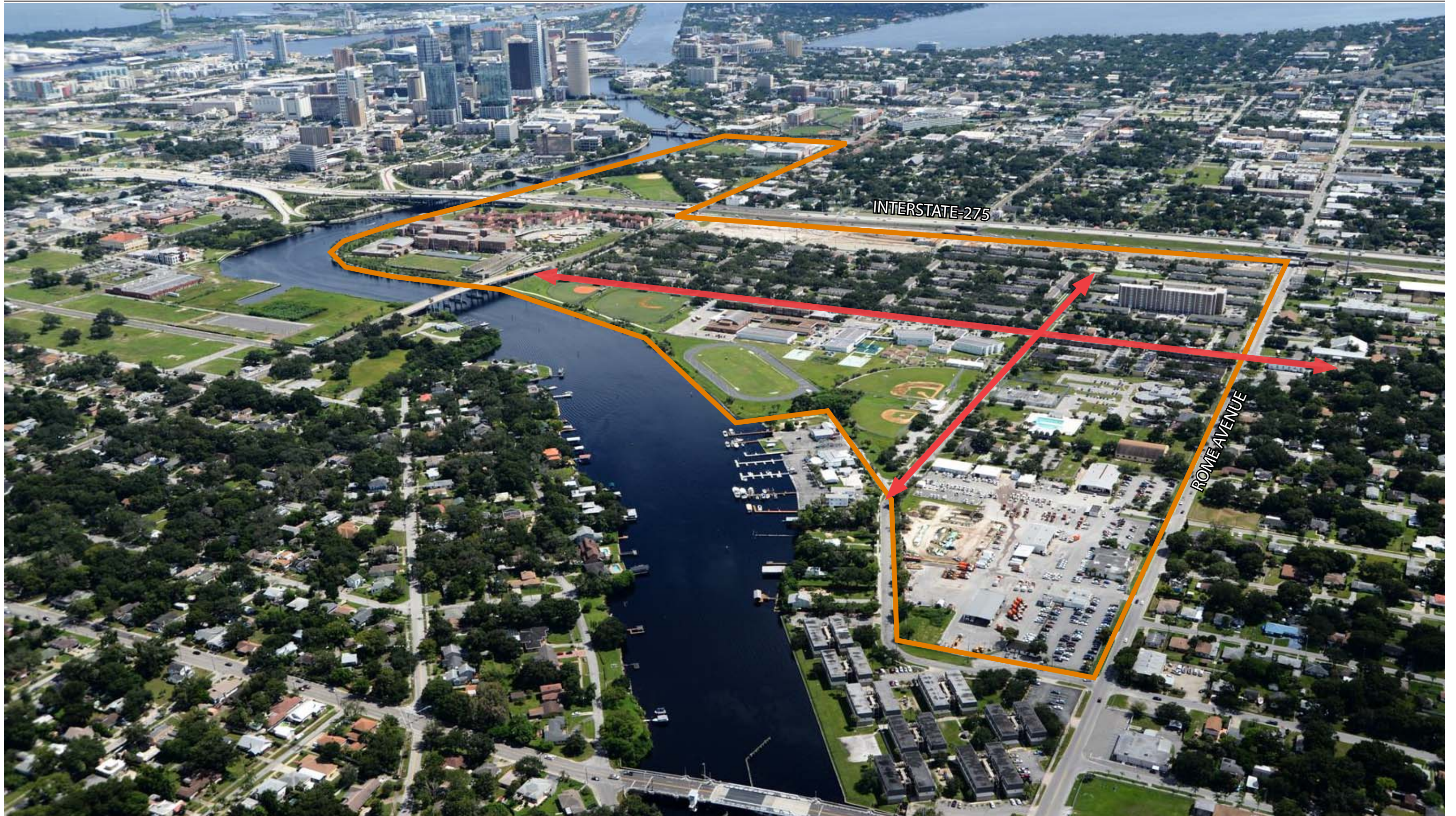
# OPEN SPACE / OPC



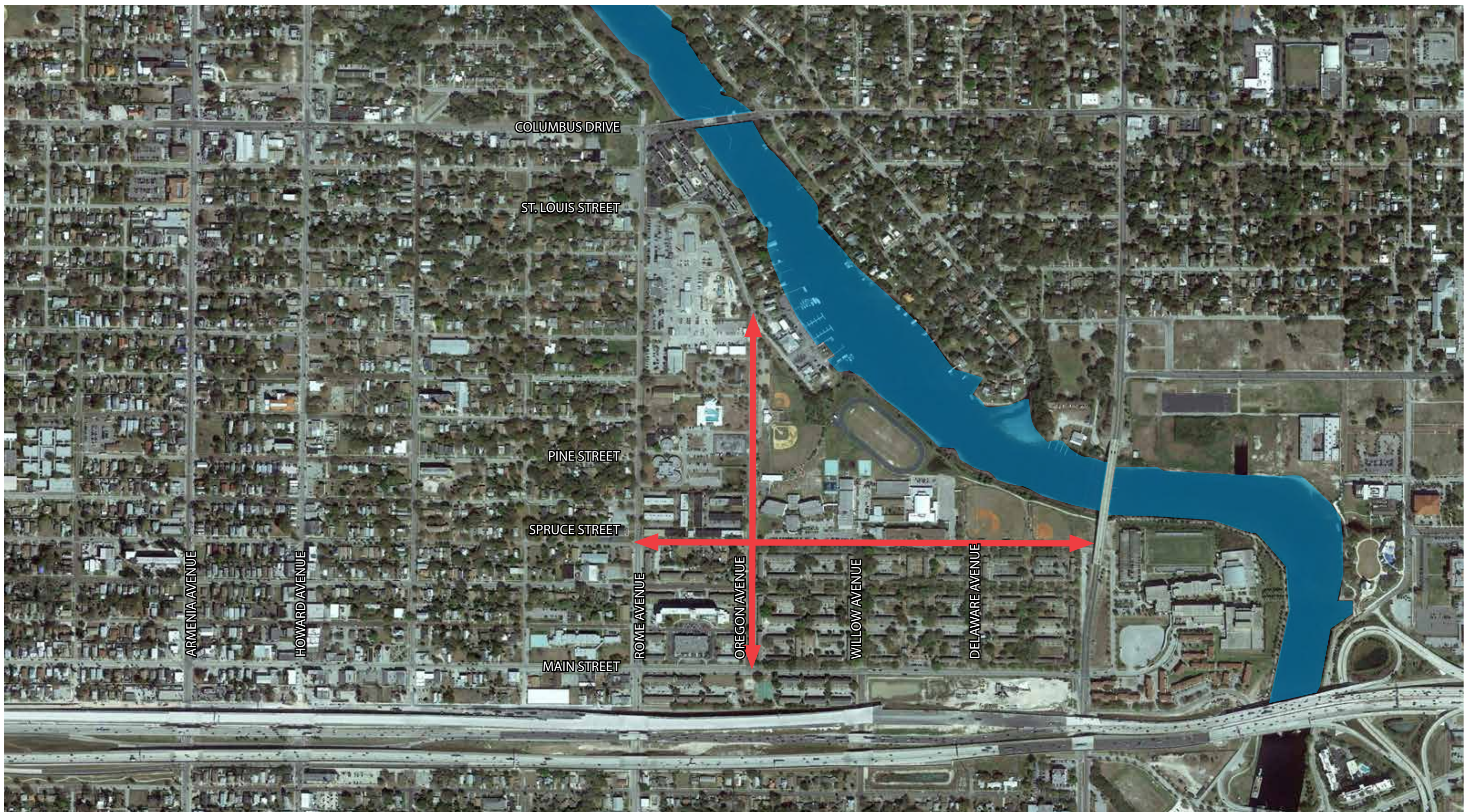
OPEN SPACE LAND AREA FOR OPC CALCS

A	B	C	D
OPEN SPACE KEY # on PLAN	LAND AREA (SF)	LAND AREA (AC)	DESCRIPTION
01	256,128	5.88	West Riverfront Park along Hillsborough River including extension of Riverwalk
02	11,972	0.27	Plaza - West River Plaza at New West River Drive at Marketplace
03	28,973	0.67	Plaza - West River Lawn between multi-family housing
04	77,750	1.78	North West River Park Entry along New West River Drive at St Louis Street
05	29,672	0.68	MLK Center Garden
06	30,968	0.71	New Playscape (splashpad) at MLK Center
07	19,807	0.45	Plaza - West River Lawn between senior & multi-family housing
08	57,554	1.32	New Neighborhood Park at Chestnut
09	27,539	0.63	Plaza - Retail / Office Pocket Park
010	438,605	10.07	Relocated School Playfields with High School track, softball field and baseball field
<b>01 thru 08</b>	<b>978,968</b>	<b>22.47</b>	

# RIVERFRONT ACCESS



# RIVERFRONT ACCESS





# 1. STREETSCAPES



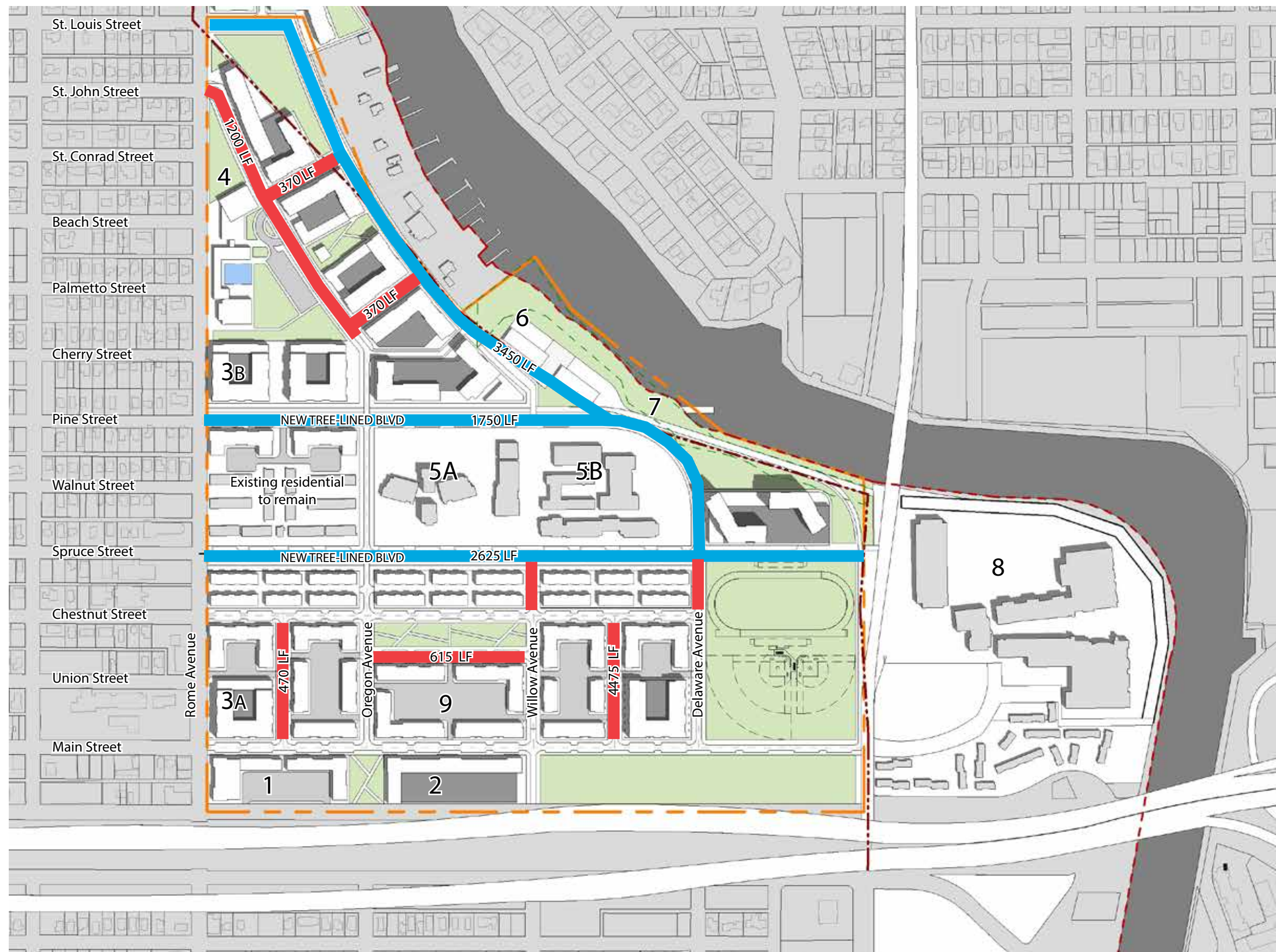
# 1. STREETSCAPES



CONNECTIVITY

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

# NEW STREETS



LEGEND

New Street System

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

# 2. PUBLIC RIVERFRONT



# 2. PUBLIC RIVERFRONT



EXAMPLE: VANCOUVER, BC, CANADA  
GRANVILLE ISLAND

## 2. PUBLIC RIVERFRONT



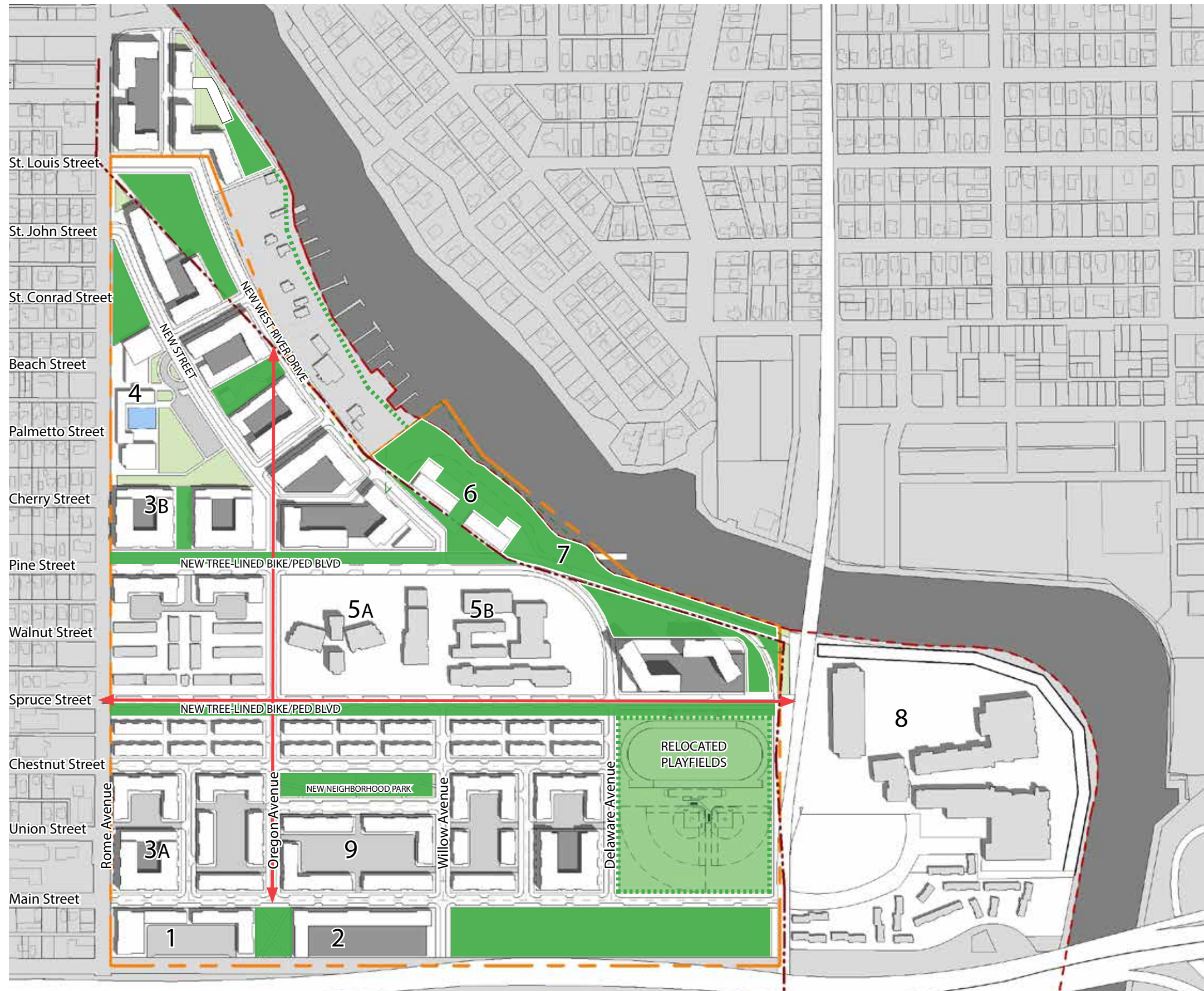
# 2. PUBLIC RIVERFRONT

RIVERWALK: CONNECTING SOUTH TO JULIAN B LANE PARK



# 3. COMMUNITY SPACE

- |                                |                                |                    |                                |
|--------------------------------|--------------------------------|--------------------|--------------------------------|
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WEST RIVER DISTRICT USES:

NEW & IMPROVED STREETSCAPES  
SPRUCE & PINE STREETS

RIVERFRONT ACCESS:  
PUBLIC OPEN SPACE  
RIVERFRONT PARK  
EXTENDING THE RIVERWALK

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

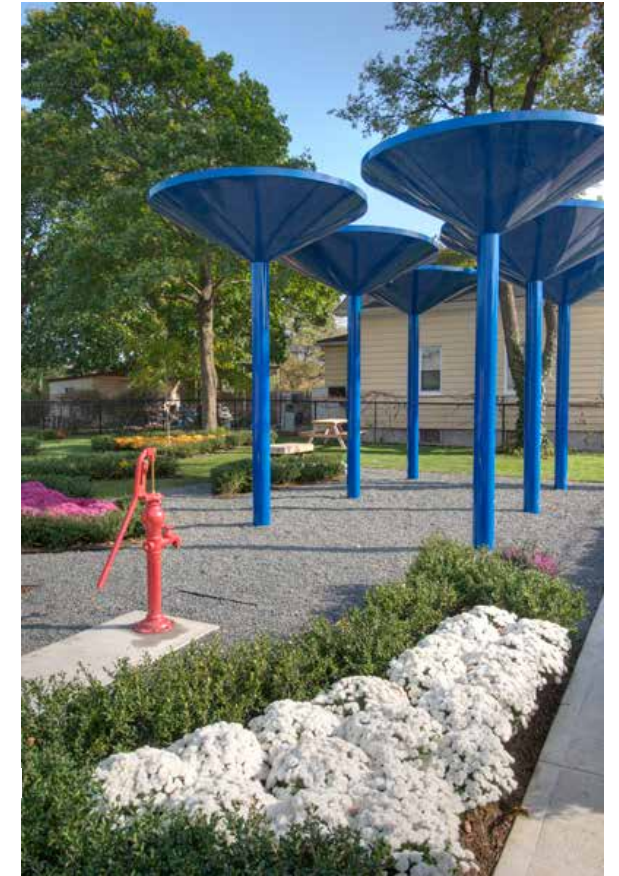
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TOWNHOUSES

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

SCHOOLS



# 3. NEIGHBORHOOD PARK

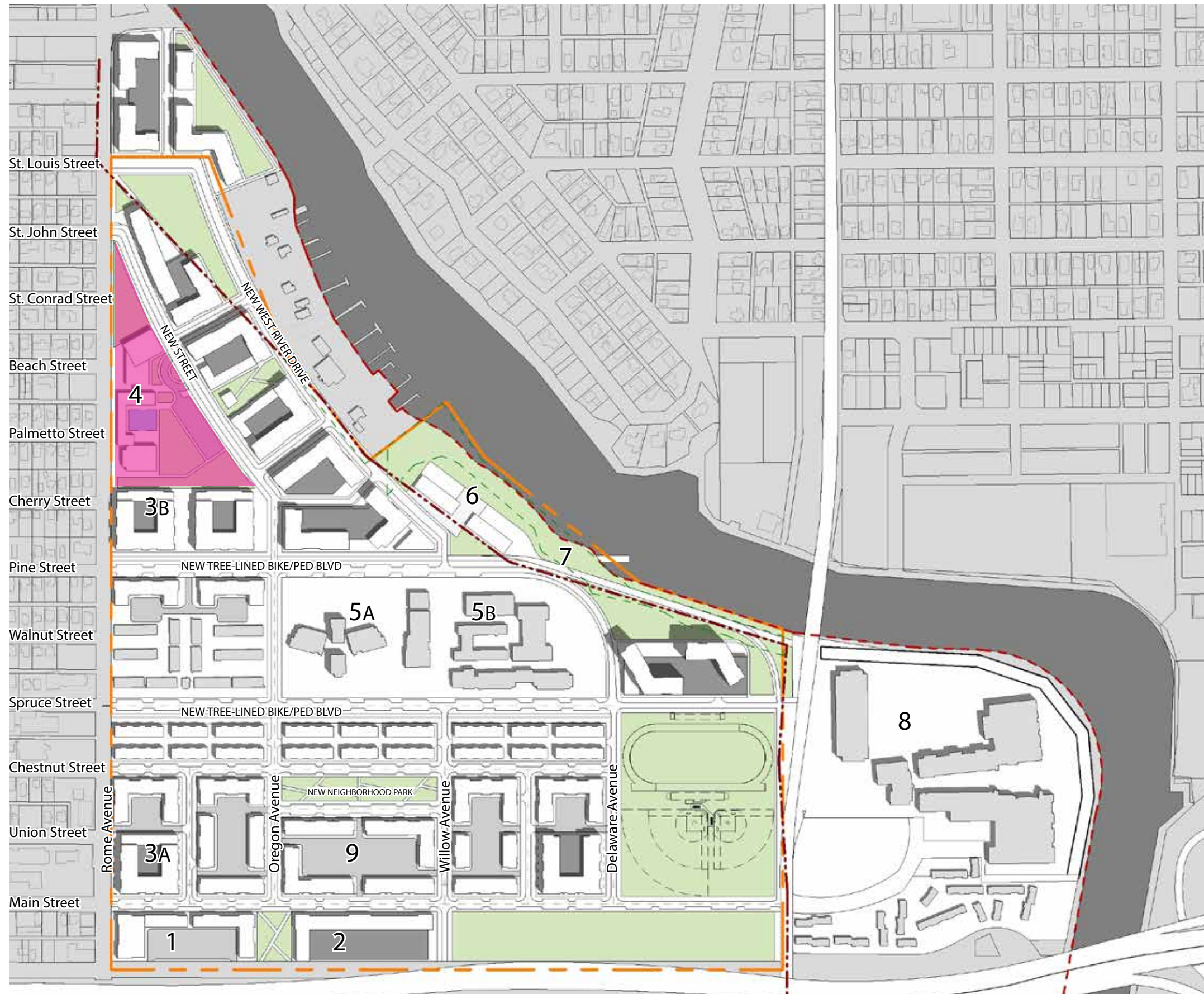


# 3. COMMUNITY GARDENS



# 3. COMMUNITY CENTER

- 1 COMMERCIAL / GROCERY STORE
- 2 OFFICE (70K SF)
- 3A SENIOR BUILDING (160 UNITS)
- 3B SENIOR BUILDING (160 UNITS)
- 4 NEW COMMUNITY CTR (25K SF)  
NEW POOL / MLK GYM REMAINS
- 5A JUST ELEMENTARY
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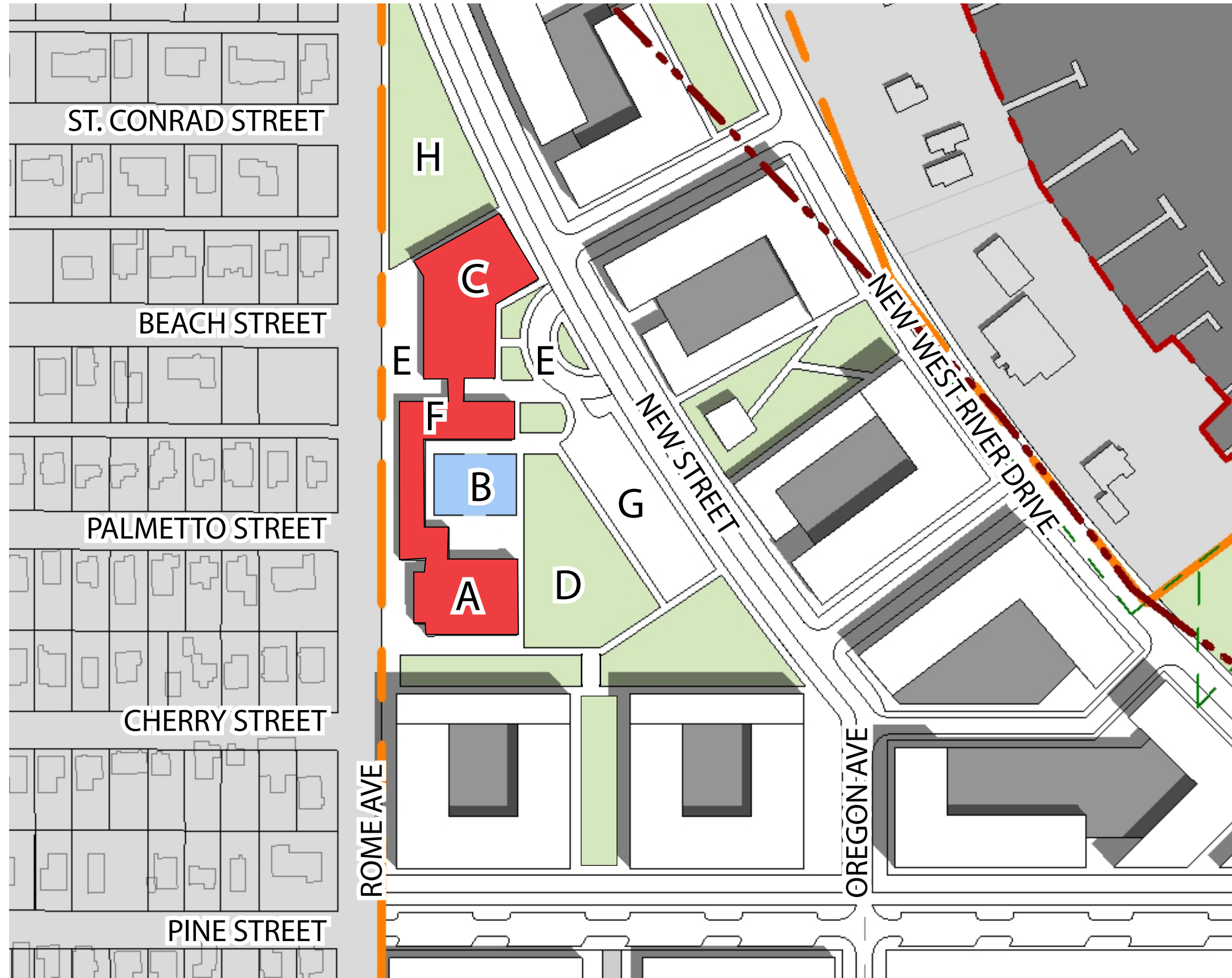
SAMPLE PROGRAM OF REQUIREMENTS for the design and construction of a +/- 25,000 sq. ft. community recreation center at Martin Luther King Park.

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
<b>Total NSF</b>	<b>24,700 +/- nsf</b>

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

# 3. COMMUNITY CENTER



## MLK CENTER RECONFIGURATION

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

### PROGRAMMING FOR +/- 25,000 SF CENTER:

Lobby	1000 +/- nsf
Admin Control Center	250 +/- nsf
Center Staff Offices	400 +/- nsf
Conference Room	800 +/- ns
Community Partnership Space	700 +/- nsf
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<b>Total NSF</b>	<b>24,700 +/- nsf</b>

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

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

# 3. COMMUNITY CENTER



EXAMPLES:  
CLOCKWISETOPRIGHTTOBOTTOMLEFT

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

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

# 3. COMMUNITY CENTER



TAMPA WEST RIVER | REVISED DEVELOPMENT PLAN

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



# HOUSING

WEST RIVER DISTRICT USES:

NEW & IMPROVED STREETSCAPES  
SPRUCE & PINE STREETS

RIVERFRONT ACCESS:  
PUBLIC OPEN SPACE  
RIVERFRONT PARK  
EXTENDING THE RIVERWALK

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

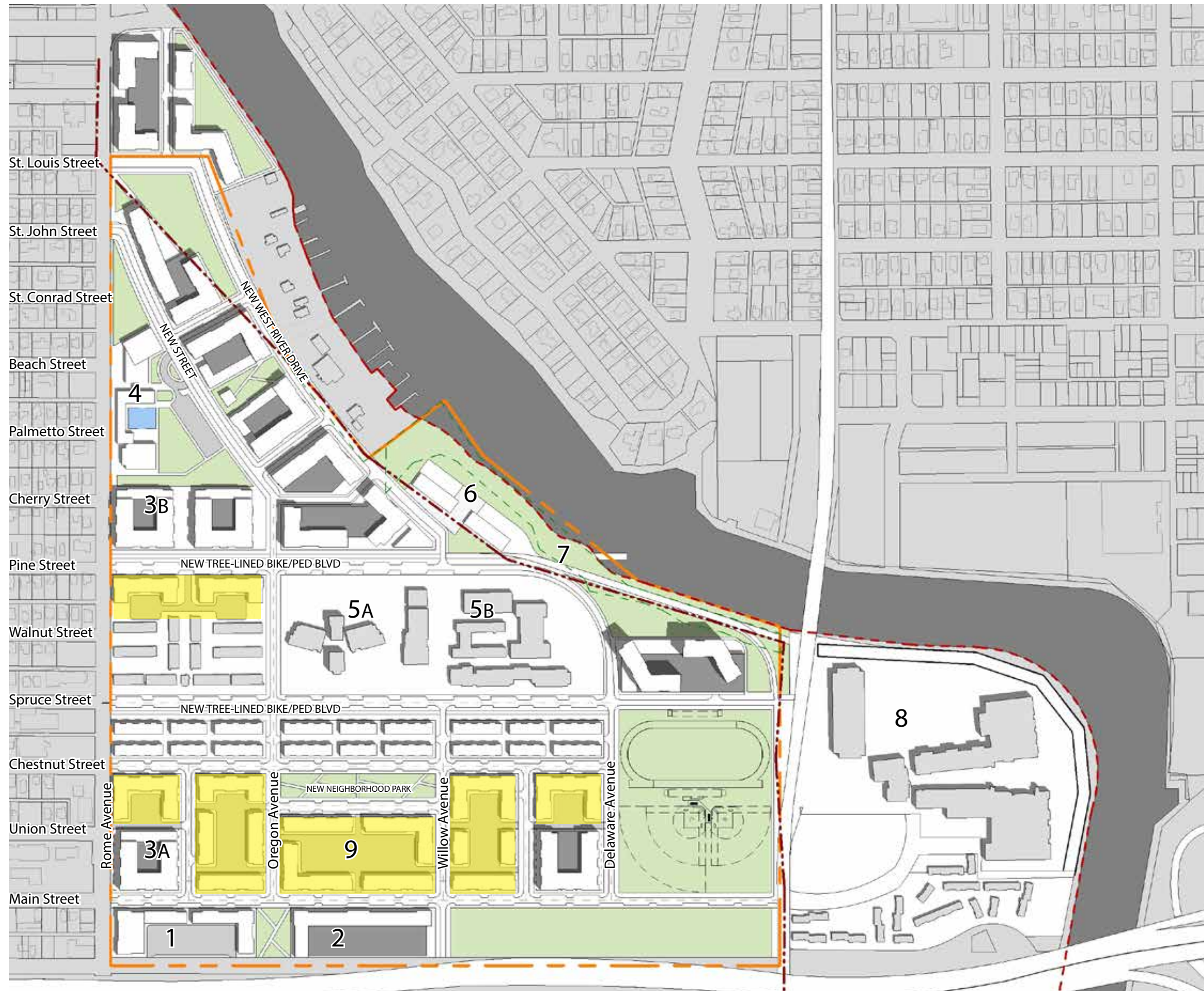
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MIXED USE:  
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RETAIL ON RIVERFRONT  
COMMUNITY HEALTH

SCHOOLS

- 1 COMMERCIAL / GROCERY STORE
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# MULTIFAMILY 2-3



MULTI-FAMILY WITH SURFACE PARKING





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

# MULTIFAMILY 2-3



WEST FLOOR PLAN UNIT TYPE A1

MIDDLE FLOOR PLAN UNIT TYPE A1

THIRD FLOOR PLAN UNIT TYPE A1

WEST FLOOR PLAN UNIT TYPE A2

MIDDLE FLOOR PLAN UNIT TYPE A2

THIRD FLOOR PLAN UNIT TYPE A2

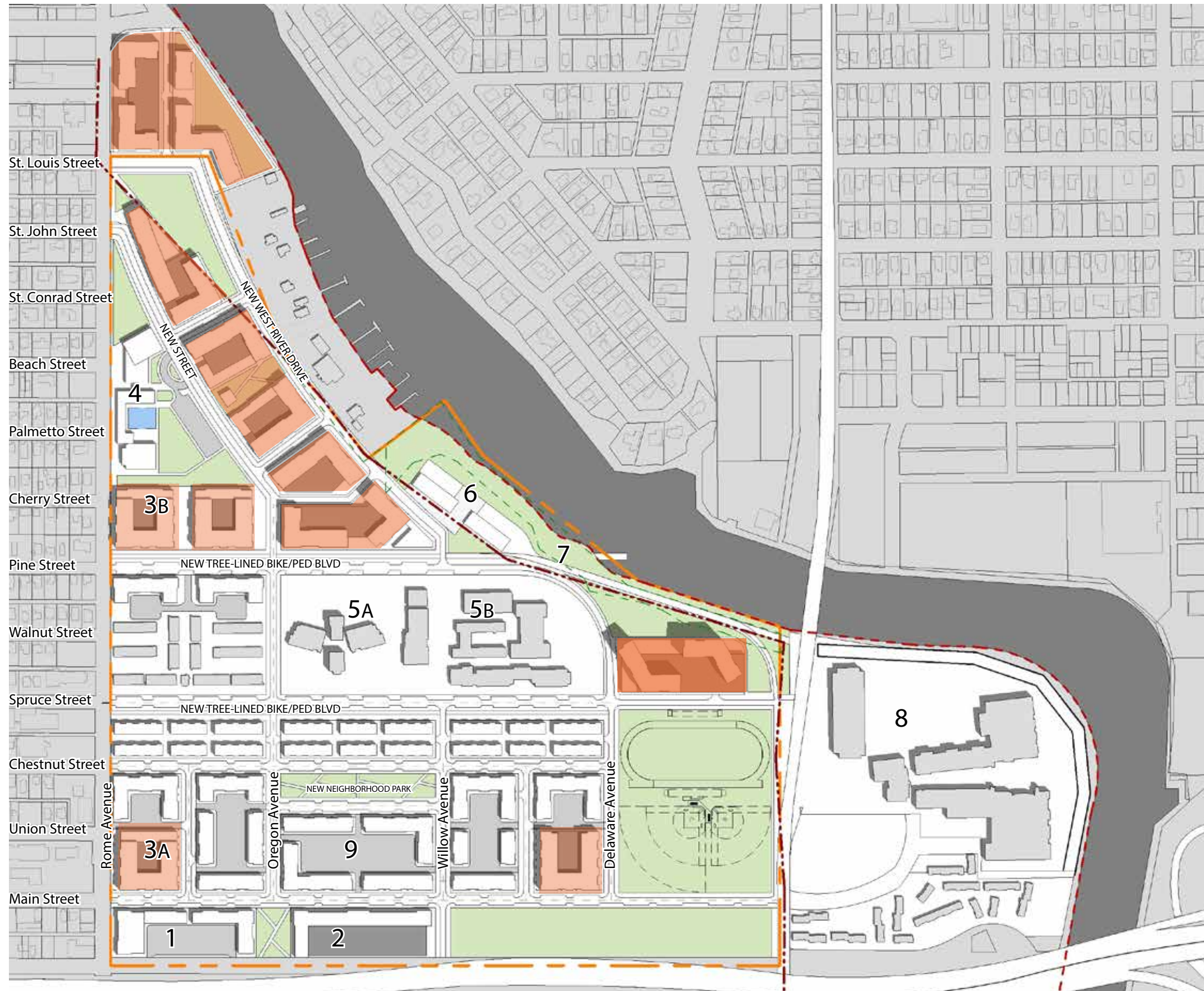
EXAMPLE: SAILBOAT BEND, FORT LAUDERDALE  
BLOCK SIZE: 258' X 416'  
TYPE: MULTI-FAMILY WITH SURFACE PARKING | 250 UNITS | HEIGHT: 2-3 FLOORS

# MULTIFAMILY 2-3



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

# MULTIFAMILY 4-5



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



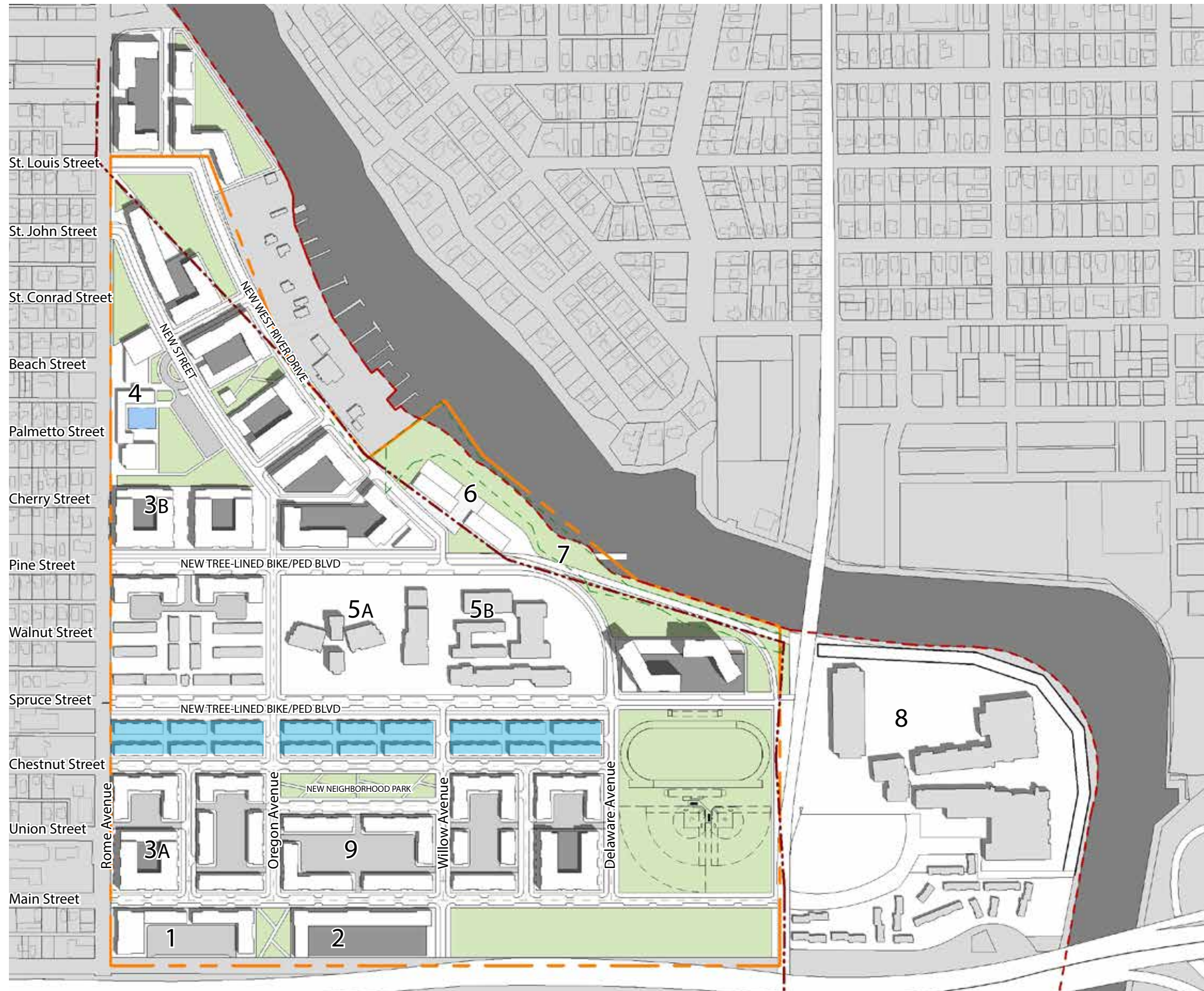
EXAMPLE: TAMPA: VINTAGE LOFTS AT WEST END  
801 N ROME AVENUE (255 UNITS, COMPLETED 2009)  
BLOCK SIZE: INSERT

# MULTIFAMILY 4-5



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

# TOWNHOUSES



## TOWNHOUSES AND TOWNHOUSES OVER FLATS



EXAMPLES:  
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

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

5. ATLANTA: OLD 4TH WARD

# TOWNHOUSES





EXAMPLES:  
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

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

# TOWNHOUSES



EXAMPLES:  
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

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

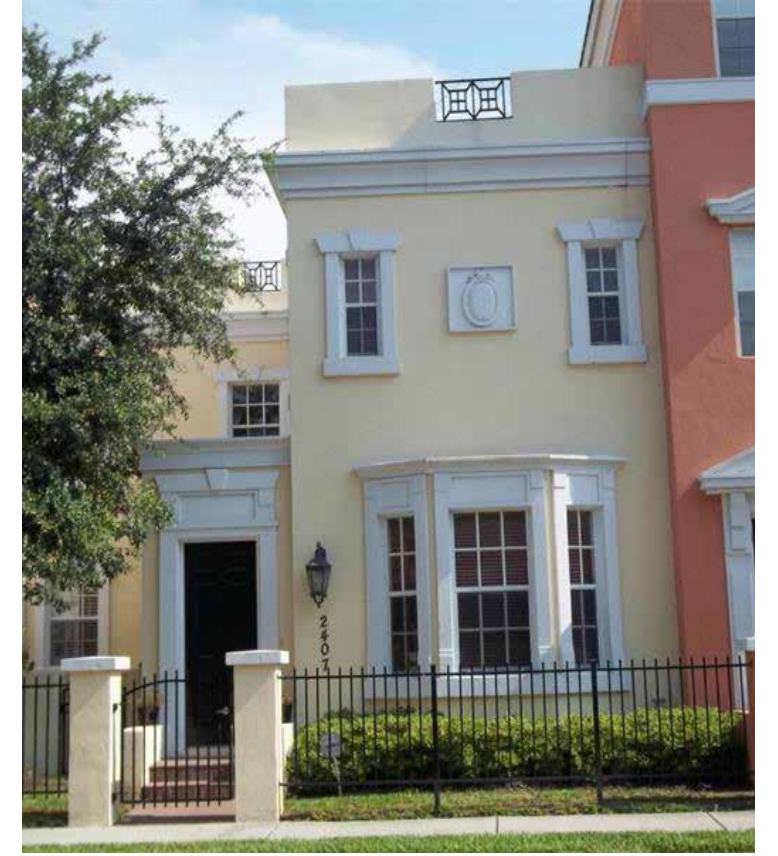
# TOWNHOUSES/LOFTS



EXAMPLES:  
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

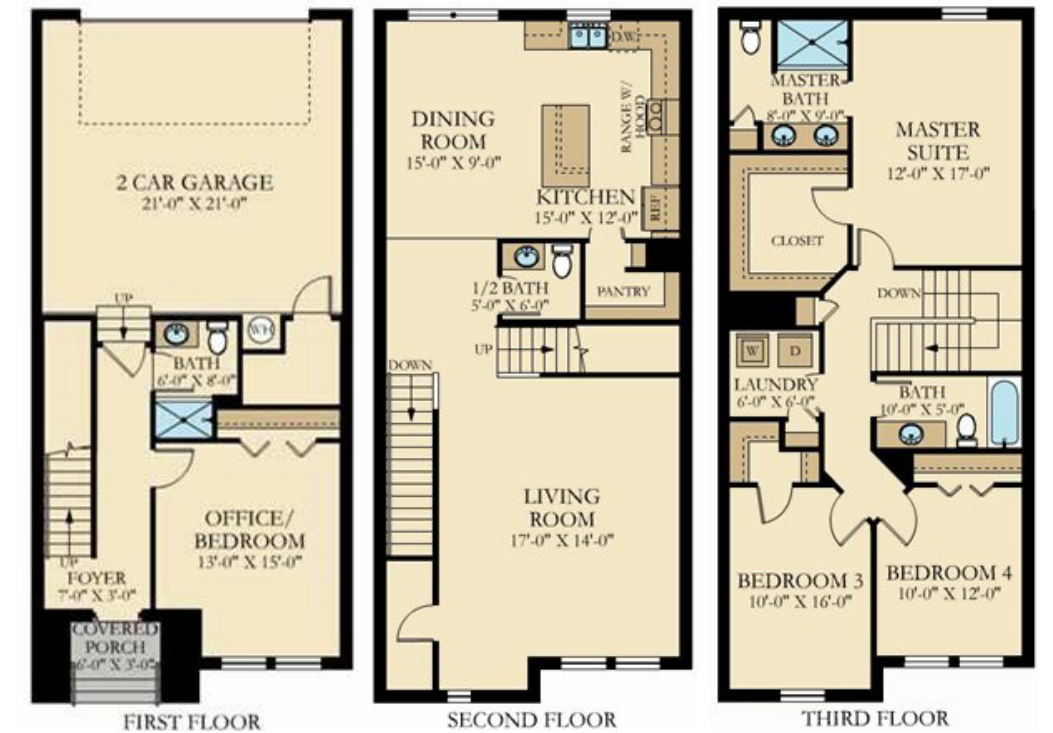
1. THRU 3. TAMPA: SOHO BAY CT.  
4. & 5. TAMPA: VICTORIA GARDEN LN.

# TOWNHOUSES



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

# TOWNHOUSES



TAMPA WEST RIVER | REVISED DEVELOPMENT PLAN

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

# MIXED USE



WEST RIVER TAMPA Redevelopment Plan

EXAMPLES: OFFICE USES OVER GROUND FLOOR RETAIL

# MIXED USE



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

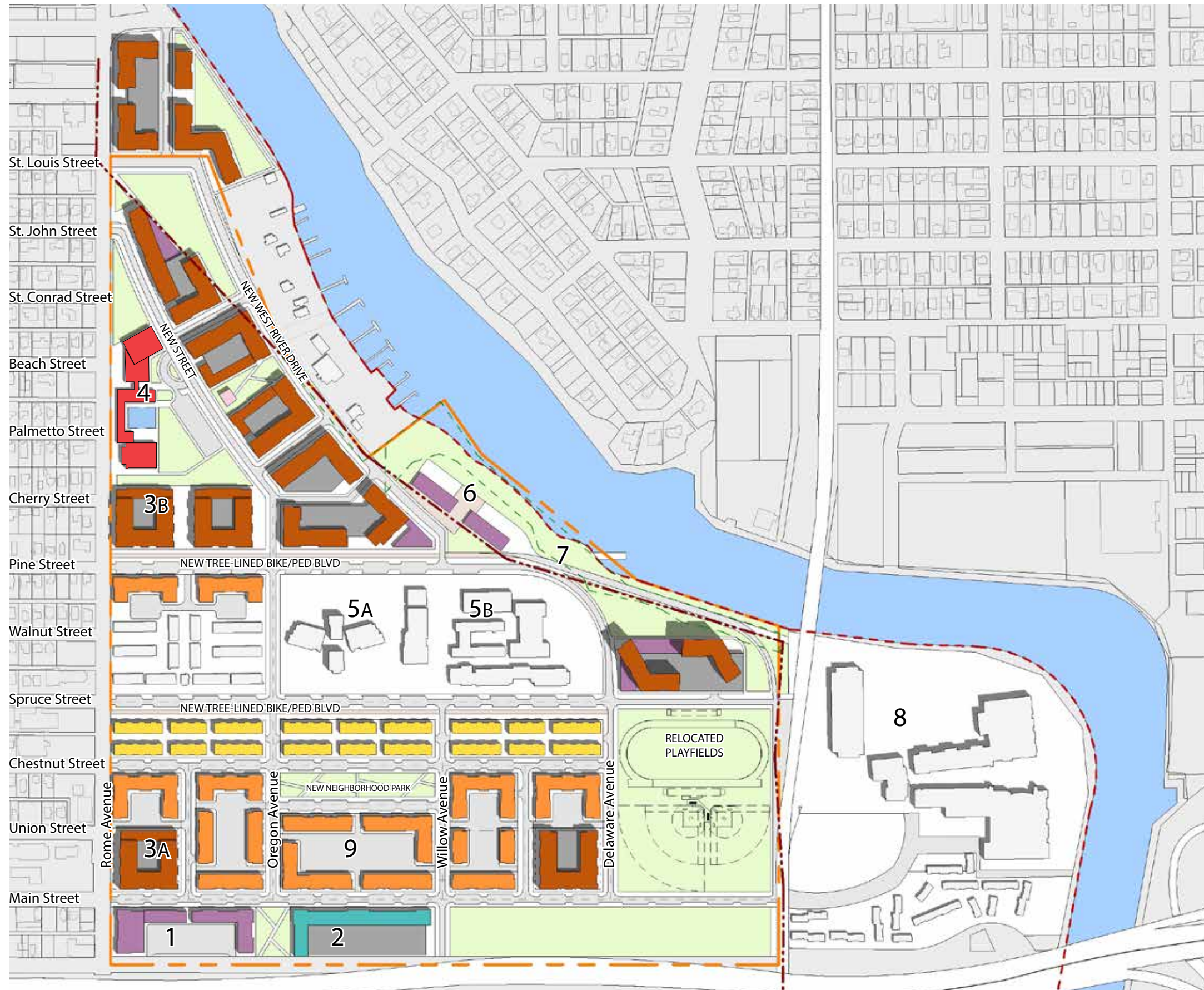
# MIXED USE



SUMMARY | REVISED PLAN

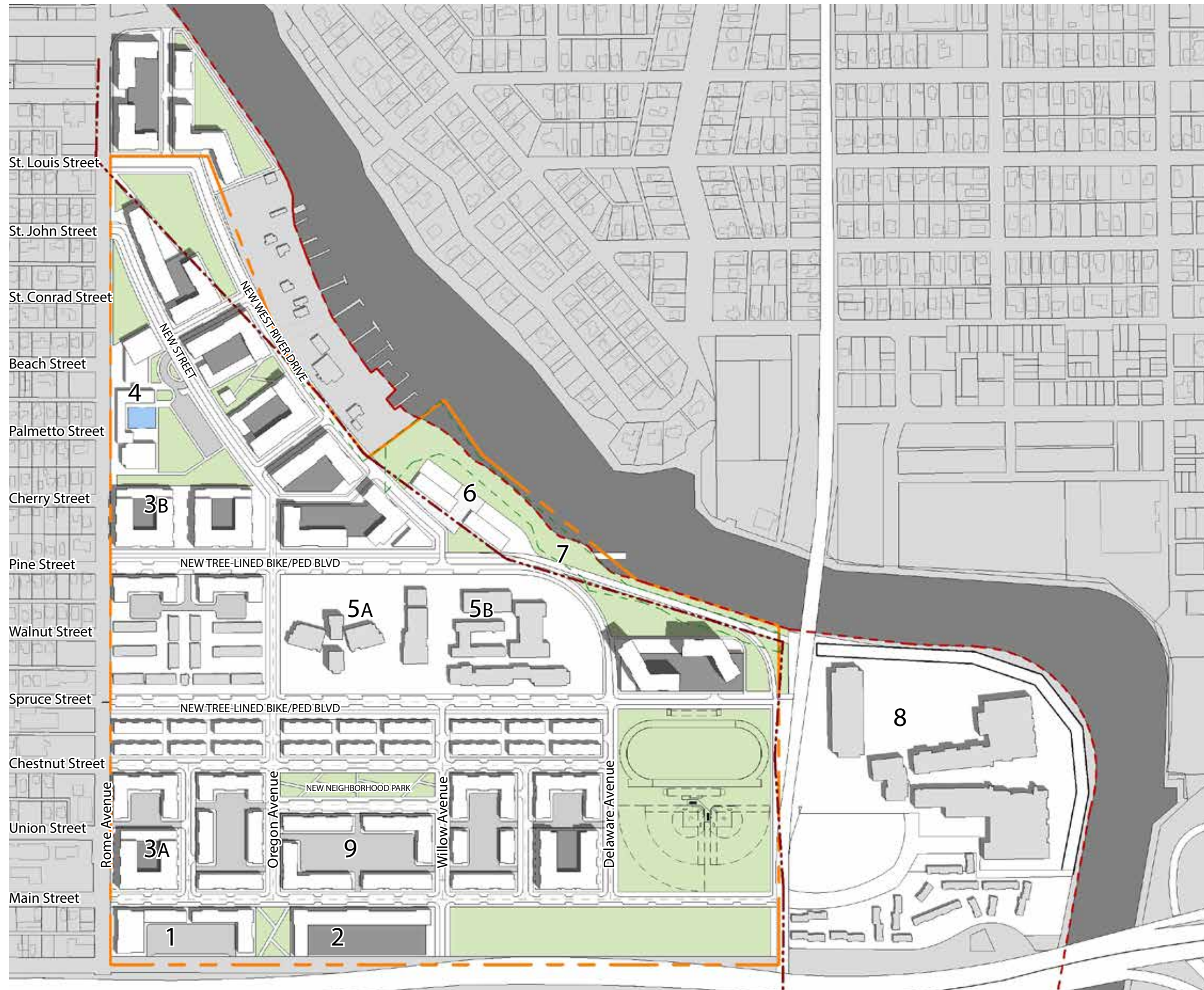


- |                                |                                |                    |                                |
|--------------------------------|--------------------------------|--------------------|--------------------------------|
| 1 COMMERCIAL / GROCERY STORE   | 3B SENIOR BUILDING (160 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) |



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

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



# 3D SITE VIEW



# NEXT STEPS

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FOR MORE INFORMATION ON THE  
**WEST RIVER MASTER PLAN** VISIT:

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

OR

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



# WEST RIVER

10.27.2015