COASTAL AREA ACTION PLAN CITY OF TAMPA WORKSHOP SUMMARY

COASTAL AREA ACTION PLAN

CITY OF TAMPA

PLUSURBIA DESIGN
WITH BENESCH
WWW.PLUSURBIA.COM
JUNE 2023

PREPARED FOR

The City of Tampa

PROJECT TEAM

PLUSURBIA

Juan Mullerat Maria Bendfeldt Manuel De Lemos Cristina M. Parrilla David Soto Patricia Fábregas Pérez Marcos Ortiz Camila Zablah

BENESCH

Catherine Hartley Demian Miller Lauren O'Neill Richard Wilson

CITY OF TAMPA

Miguel Aguila Stephen Benson Frank Hall Matthew Pleasant

STAKEHOLDERS:

We want to acknowledge all the stakeholders who provided their invaluable input in order to create this report.

>> Content

- 04 Introduction
- 13 Resilient Design Strategies
- 22 Resilient Design Workshop
- 30 Port Tampa
- 38 Gandy Civic
- 44 Interbay
- 50 Ballast Point
- 54 Palmetto Beach

2022 PLUSURBIA 0

Introduction

CITY OF TAMPA COASTAL AREA ACTION PLAN

Coastal resiliency in low lying areas is an increasingly important issue as sea levels rise and weather patterns become more unpredictable. The low-lying coastal regions in the City of Tampa are home to a variety of human, animal, and natural habitats that are especially vulnerable to the effects of climate change. The inhabitants of these areas must face the challenge of protecting their homes, communities, and livelihoods from the impacts of natural disasters.

To help meet this challenge, the City of Tampa is developing Coastal Area Action Plans for Palmetto Beach and neighborhoods south of Gandy Boulevard, including Port Tampa, Gandy Civic, Interbay, and Ballast Point. These communities are within Hurricane Evacuation Zones A and B and face a high risk from the impacts of sea level rise and storm surge. This report summarizes public input received during community workshops held in December 2022, during which residents of each neighborhood provided feedback on resiliency strategies and conducted SWOT (Strengths, Weaknesses, Opportunities, Threats) analyses.

Coastal resiliency can be achieved through a variety of approaches, including engineering projects, improved building standards, public education and outreach, and more sustainable land-use practices.

By utilizing a variety of strategies, coastal communities can become more resilient in the face of climate change. The following are the types of strategies identified in the Florida Adaptation Planning Guidebook published in 2018:

01 Protection. Protection strategies are structurally defensive measures that directly protect vulnerable structures, allowing them to be left largely unaltered. These involve both hard and soft (or "gray" and "green") structurally defensive measures to mitigate impacts

of rising seas while leaving the vulnerable structures behind these measures largely unaltered. Examples include seawalls (hard/gray), levees (hard/grey) and living shorelines (soft/green).

02 Accommodation. Accommodation strategies alter the physical design of vulnerable structures to allow the structure or land use to stay in place with modification. Examples include raising structures, floodable development and increasing stormwater storage.

03 Retreat or Managed Relocation. Retreat from areas or infrastructure where protection or accommodation will not be efficient or effective can be voluntary, incentivized, or done gradually. It can also involve new building designs in vulnerable areas being altered or moved when appropriate in the future. Home buyout programs, rolling easements, and land swaps are a few possible mechanisms that communities can investigate in order to implement managed retreat.

04 Avoidance. Avoidance involves guiding new development away from areas that are subject to coastal hazards and can be done by implementing policy/or offering of incentives. City and county land development regulations and codes, as well as zoning regulations, can be used to direct development and redevelopment to more suitable areas where flooding and erosion are less troublesome. Examples include Transfer of Development Rights (TDR) or policies prohibiting net density increases in the Coastal High Hazard Areas (CHHA).



Map 01. City of Tampa Neighborhoods within Hurricane Evacuation Zones A and B. (Source: Plusurbia Design)

Resilient Design Strategies

Accommodation strategies alter the physical design of vulnerable structures to allow the structure or land use to stay in place with modification.

Crafting accommodation strategies for the current building stock requires understanding the range of building types in the study area and how they are distributed. The building types identified in the study area, shown on the next page, include detached residential, attached residential, commercial structures and mixed-use buildings that include ground floor commercial. This section describes the accommodation strategies specific to each of these building types, strategies that can already be found in different parts of the City and the study area.

These strategies were presented to the stakeholders at the beginning of the workshops. Later on, after identifying strengths, weaknesses, opportunities and threats, these strategies were discussed to identify the strategies more appropriate for the threats and weaknesses identified. Increasing the freeboard of a building is an essential strategy for improving its resilience in coastal areas. Freeboard is the vertical distance between the Base Flood Elevation (BFE) to the elevation of a structure. By increasing a building's freeboard, it can withstand greater amounts of flooding or other environmental impacts caused by rising sea levels and storms. The City's current freeboard of 1 foot might not be enough to overcome the 2080 sea level rise projections for the study areas.

Building attributes such as material configuration, construction type, lot condition, and size and form are important factors when considering resilient strategies.

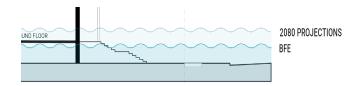
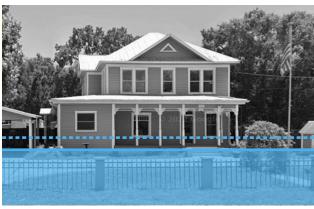




Image 01. A house is surrounded by flooding waters. (Source: ctpost.com).

STUDY AREA BUILDING TYPES



2080 Projections
Base Flood Elevation

Image 02. Detached Residential example. (Source: Google Maps).



2080 Projections Base Flood Elevation

Image 03. Attached Residential example. (Source: Google Maps).



Image 04. Commercial Building example. (Source: Google Maps).

Detached Residential

The image to the left is a photograph of an existing house in one of the study areas. An illustrative solid line and fill shows the approximate location of the Base Flood Elevation required by FEMA (the lowest point off the ground floor) while the dotted line above marks the approximate location of the 2080 sea level rise projections.

Attached Residential

This is an example of a row of townhomes built in the study area. An illustrative solid line and fill shows the approximate location of the Base Flood Elevation required by FEMA (the lowest point off the ground floor) while the dotted line above marks the approximate location of the 2080 sea level rise projections.

Commercial and Mixed Use Buildings

The image depicts a ground level commercial development in the study area. An illustrative solid line and fill shows the approximate location of the Base Flood Elevation required by FEMA (the lowest point off the ground floor) while the dotted line above marks the approximate location of the 2080 sea level rise projections.

© 2022 PLUSURBIA

2080 Projections

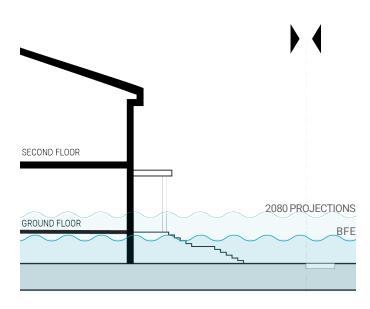
Base Flood Elevation



Image 05. Detached Residential example in the study areas. (Source: Plusurbia Design).

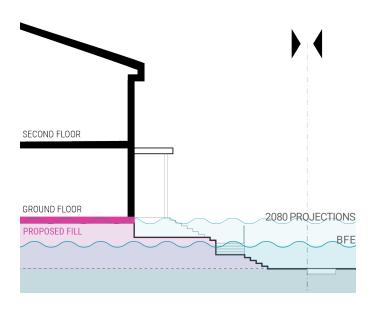
Detached Residential

RESILIENT STRATEGIES



Most of the building types in the areas that are at a greater risk for flooding are detached residential. These houses are particularly vulnerable because the ground level must be used as living space and it is the most susceptible to flooding. Furthermore, as seen in the illustration, the Base Flood Elevation is shy of the Sea Level Rise projections for 2080, which means residents can consider adaptation efforts that will prepare them for rising water levels beyond what is expected in the short run. In this section, we explore the strategies of elevating on fill and constructing an understory as potential solutions for single family homes.

STRATEGY 1: ELEVATE ON FILL

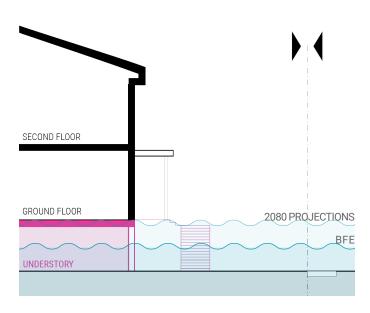


The resilient design strategy of elevating a house on fill means infilling the property with land to achieve the minimum elevation as required by FEMA. With this solution, property owners must address on-site stormwater management (with retention walls, for example) to prevent water runoff onto the neighbors' properties or the streets. Property owners must also consider how the elevated site addresses the public realm and how to mitigate the "ravioli" look from the street, for example, by masking the uneven land form with lush landscaping.



Image 06. Residence on fill example in the study areas. (Source: Plusurbia Design).

STRATEGY 2: ELEVATE ON OPEN OR SOLID FOUNDATION



Constructing on open or solid foundation is a resilient design strategy that provides the most protection for the building and is already commonly used in the neighborhood. Some structures can be elevated on an open foundation and provide an "understory". It is important to keep in mind that it does not include "habitable space" or air-conditioned spaces that can flood (with some exceptions for stairs and access to the first floor). Important to consider is how the elevated house addresses the street and how to have an appropriate urban environment and fit into the existing neighborhood's character and scale.



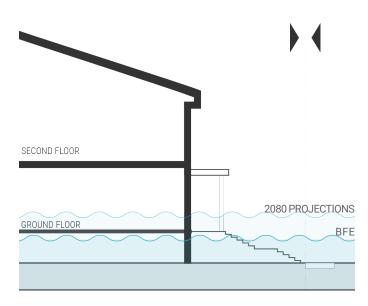
Image 07. Elevated residence example in the study areas. (Source: Plusurbia Design).



Image 08. Attached residential type example. (Source: Plusurbia Design).

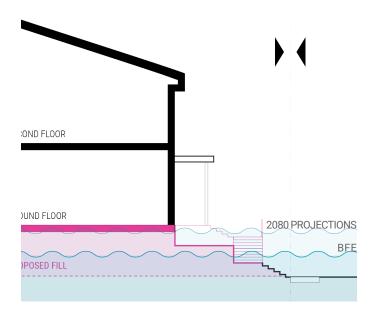
Attached Residential

RESILIENT STRATEGIES



Attached houses facing threats from floods and sea level rise have more flexibility to move habitable space to upper stories but also have their obstacles when designing for resilience. This building type has shorter setbacks, for example. Furthermore, as seen in the illustration, the Base Flood Elevation is short of the Sea Level Rise projections for 2080, which means residents should consider adaptation efforts that will prepare them for rising water levels beyond what is expected in the short run. In this section, we explore the resilient design strategies of elevating on fill and constructing an understory as potential solutions for attached houses.

STRATEGY 1: ELEVATE ON FILL

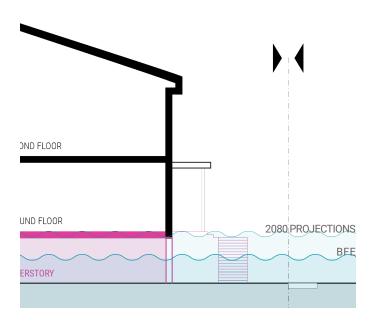


Like detached, single-family houses, elevating a building on fill is a potential solution for attached, multifamily housing. However, in this case, the vertical transitions are tighter and more steps or ramps built closer to the street are needed to access the entrance. This can be achieved by combining retaining walls and stairs, as illustrated in the example to the left.



Image 09. Residences on fill example in the study areas. (Source: City of Tampa).

STRATEGY 2: ELEVATE ON OPEN OR SOLID FOUNDATION



Elevating on open or solid foundation is a another resilient design strategy for attached multifamily housing. However, since the buildings are wider than a single family house, particular consideration must be given to masking the understory or crawl space from the public right of way, ensuring that the intervention does not negatively impact the character of the surrounding neighborhood.



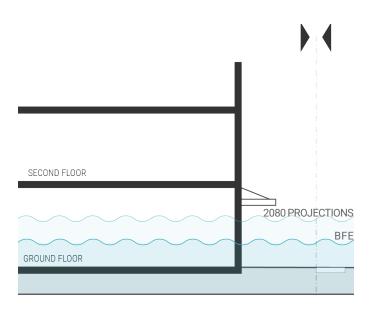
Image 10. Elevated multifamily building example in the study areas. (Source: Plusurbia Design).



Image 11. Mixed Use Building with elevated commercial floor example in the City of Tampa. (Source: City of Tampa).

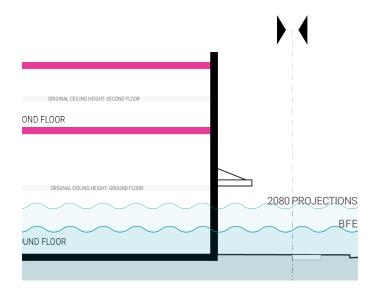
Commercial and Mixed Use Buildings

RESILIENT STRATEGIES



Mixed use buildings with a commercial ground floor have similar complications as multifamily buildings when adapting to sea level rise and flooding, but with a unique challenge: spaces must comply with the base flood elevation requirements while activating the street. This section explores strategies to maintain an adaptable commercial space that can respond to rising water levels while providing accessible transitions and keeping a successful business.

STRATEGY 1: HIGHER GROUND FLOOR

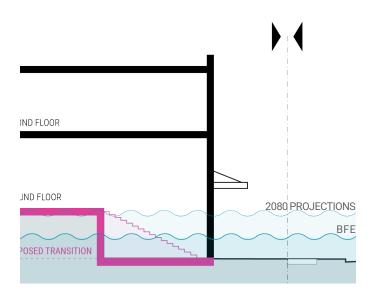


The resilient design strategy to have a higher ground floor requires the first floor to be built higher to accommodate for future raising of streets and sidewalks. This strategy makes buildings more resilient by giving them the flexibility to adapt over time to changing conditions.



Image 12. Double Height Ground Commercial floor example. (Source:).

STRATEGY 2: VERTICAL TRANSITIONS

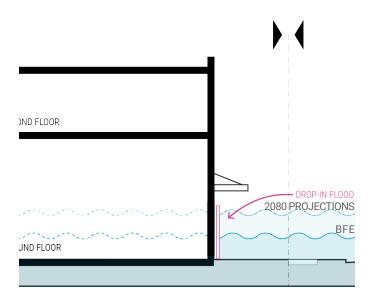


Another strategy for mixed use buildings ground levels is to build the ground floor at the required Design Flood Elevation and incorporating the vertical transitions inside the building envelope so that the street frontage is not compromised. This vertical transition can also happen outside, inside, or a combination of both.



Image 13. Vertical transitions inside the building envelope example. (Source:).

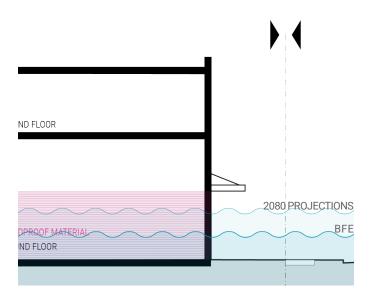
STRATEGY 3: DRY FLOODPROOF



A short-term strategy that can be used with the other options is to dry-proof the ground floor. This means that flood barriers can be installed along the ground floor commercial spaces to prevent water from infiltrating in case of a flood event. However, these cannot be used in high-velocity wave-action areas because they do not protect against wave action.



STRATEGY 4: WET FLOODPROOF



Wetproofing is another strategy that involves floodproofing the ground level of a building up to the required elevation. Anything up to that level must be built with materials that can get wet without significant damage. The term "wet" refers to the use of impermeable membranes or materials to prevent water from penetrating the building structure as shown below.

This strategy is appropriate for industrial buildings.





Resilient Design Workshops



Image 14. Community workshop at the Gandy Civic Association. (Source: Plusurbia Design).



Image 16. Participants showcase their findings to one another. (Source: Plusurbia Design).



Image 18. Palmetto Beach charrette in 22nd Street Cafe. (Source: Plusurbia Design).



Image 15. Residents engaging in S.W.O.T analysis of their neighborhood. (Source: Plusurbia Design).



Image 17. One in a series of presentations on resilient housing options. (Source: Plusurbia Design).



Image 19. Local renter in Palmetto Beach analyzing the neighborhood. (Source: Plusurbia Design).

The City of Tampa and its consultants hosted a resilient design workshop for each of the four South of Gandy neighborhoods and one for the Palmetto Beach neighborhood. Each day had a focus on the scheduled neighborhood, but all South of Gandy residents were welcome to attend the workshops on the day and time that worked best for them, regardless of neighborhood of residence.

The resilient design workshop was an abbreviated version of a charrette. It was a formal brainstorming session with drawing, note taking, collaboration, and more that helped us to identify the type of residential and commercial design that is more resilient to natural disasters and change, while satisfying community wants and needs.

With the understanding that creating a holistic vision for resilience requires careful consideration and representation for the ideas of all community members, the Resilient Design planning process began by meeting with various neighborhood stakeholders and hosting the 5 community workshops.

The interest to create resilient communities brought an invigorating energy to the workshops. We heard from many residents who came together to share their concerns and needs, their ideas and hopes to create a better future of their community - their vision for a better place to call home.

The invaluable information gathered from these sessions, together with the research conducted, provided a strong case for fueling the "why" and a process to create the "how" we can create more resilient neighborhoods with actionable recommendations.

WORKSHOP SCHEDULE

#1 Ballast Point Workshop

Wednesday, December 7th 2 pm - 4 pm Gandy Civic Association 4207 W Oklahoma Ave, Tampa, FL 33616

#2 Interbay Workshop

Wednesday, December 7th 6 pm - 8 pm Gandy Civic Association 4207 W Oklahoma Ave, Tampa, FL 33616

#3 Gandy Civic Workshop

Thursday, December 8th 2 pm - 4 pm Gandy Civic Association 4207 W Oklahoma Ave, Tampa, FL 33616

#4 Port Tampa Workshop

Thursday, December 8th 6 pm - 8 pm Gandy Civic Association 4207 W Oklahoma Ave, Tampa, FL 33616

#5 Palmetto Beach Workshop

Friday, December 9th 12 pm - 4 pm 22nd Street Coffee 208 N 22nd St, Tampa, FL 33605

Resilient Design Workshops

EXERCISES



Image 20. Resilient Design Workshop presentation. (Source: Plusurbia Design).

Over the course of one week, community workshops were held to generate conversation and provide an opportunity for feedback from residents, stakeholders, and community leaders to identify strengths, weaknesses, opportunities and threats and what resilient strategies were appropriate for each one of the neighborhoods.

The team briefly presented the project goals and objectives and a summary of the existing conditions of each neighborhood and resilient strategies that have been used in the city and elsewhere in the country.

The first exercise consisted of a SWOT analysis. With the help of stickers, shown to the right, residents identified strengths, weaknesses, opportunities, and threats on large maps of each neighborhood.

























This exercise helped identify challenges and opportunities through the eyes of the stakeholders.

In the last part of the workshop a representative from each table presented a summary of what they discussed to the entire group.



Image 21. Resilient Design Workshop. (Source: Plusurbia Design).

Resilient Design Workshops

SUMMARY

Throughout the multiple workshops, residents across all 5 neighborhoods discussed similar concerns and visions for the future of their community. Though some issues were directed towards a specific neighborhood condition, the most-discussed topics were:

- » Water Intrusion
- » Disinvestment
- » Mobility
- » Gentrification and Rapid Growth
- » Open Space

Each topic brings its own subtopics and complexities which tend to manifest in many ways throughout a place. In the text below, we dissect how each topic has been expressed through the lens of the residents of South of Gandy and Palmetto Beach.

WATER INTRUSION

Water intrusion is a rising problem globally, yet this is particularly present in Tampa, a city characterized by its large bays and rivers. As sea-level rises and annual floods and storms intensify, water intrusion is quickly becoming a notable force in Tampa's coastal communities, such as South of Gandy and Palmetto Beach.

Port Tampa was the community that voiced concern for water intrusion the most. Residents shared that their flooding issues are largely a result of lack of maintenance, investment, or regulation in the following assets:

» Older infrastructure: The historic brick roads in Port

- Tampa have heavy drainage and grading issues that need to be maintained.
- » The neighborhood canal system: Many have declared that the canal network which interacts with Port Tampa's residential areas has very little regular maintenance and tends to overflow and flood many backyards.
- » Picnic Island: A beloved neighborhood gem, Picnic Island has been reported to flood regularly, affecting major roadways like Commerce St.
- » New resilient development: Though much of the new single family development has applied appropriate resilient responses to water and flooding (elevate on fill, or elevate on stilts strategies) these stark changes in elevation leave conflicts in water responsibility between new and old development residents.

DISINVESTMENT

Disinvestment was a topic within the workshops which transected and influenced almost all other subjects of discussion, as seen with water intrusion.

All of the community meetings discussed disinvestment at length. The most talked about issues at hand were:

» Underserving/Dangerous Infrastructure: Residents often felt that the existing infrastructure in their communities did not reflect the wants or needs of their neighborhood. From a lack of sidewalks and safe bike lanes, to dangerous or confusing street intersections, community members feel as though

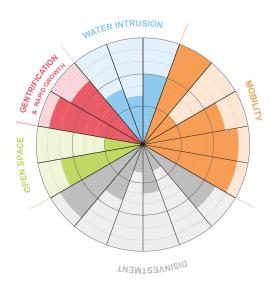


Figure 01. Topic Wheel - Showing the most discussed topics. (Source: Plusurbia Design)

their infrastructure does not serve its people.

- Disconnect to Services: Across the board were comments on feeling disconnected to goods and services. Interbay residents claim that they have no entertainment, Port Tampa is a food desert, and Gandy Civic has services only on the periphery of the neighborhood.
- » Deficient Maintenance: As covered in the Water Intrusion section, a lack of maintenance can result in very tricky, yet preventable, problems. These include flooding, dangerous roads, and unsupported infrastructure, such as the crumbling sea-wall in Palmetto Beach.
- » Lack of Law Enforcement: Some residents felt as

though a lack of police presence is a large issue. In Palmetto Beach in particular, residents were highly bothered by the amount of illegal activites happening along S Bermuda Blvd.

MOBILITY

Mobility encompases many parts of a city; transit networks, bike lanes, adequately planned sidewalks, car-traffic, and more. In our study areas, most members wanted to see fewer cars and more multi-modal options.

- » Inadequate Evacuation Routes: Evacuating is a critical concern for South of Gandy residents, more so than Palmetto Beach. During heavy storms or flooding, all community members in South of Gandy are obligated to move North to evacuate, resulting in congestion and delay.
- » Traffic Issues: Traffic was a major topic of discussion throughout the workshops. Many residents claimed that traffic was getting increasingly worse on major North-South streets.
- » Desired Micromobility Systems: A want for more mobility options was evident. Residents want a variety of bike lanes, sidewalks, and green and blueways.
- » Poor Accessibility to Existing Amenities: Though all of the neighborhoods had cherished sites, many of them are difficult to access by foot or bike. For example, Picnic Island, a park that many South of Gandy residents love, was mentioned multiple times for being difficult to get to from the neighborhoods.

» Desired Transit Systems: Many agreed that a transit system would ease traffic and evacuation concerns. Some suggested adding light-rail trains where the underused CSX tracks are.

GENTRIFICATION AND RAPID GROWTH

A new worry for South of Gandy residents is gentrification. Many expressed their concern about the new development altering the beloved character of their neighborhood, as well as increasing prices, and creating a more congested community overall.

- » Unwanted Development: House flipping is becoming more popular in South of Gandy as prices in other parts of Tampa rise. Long-time community members fear that this trend of buying old homes and building new pre-fabricated ones will start a domino effect of insensitive development.
- » Increased Population Density: New development has brought an influx of new multi-family houses. Residents state that the population of South of Gandy has increased significantly and it is making pre-existing traffic and congested much worse, especially for emergency evacuations. Maps produced by the Hillsborough County Property Appraiser, shown on the next page, illustrate the increase and distribution of housing units between 2016 and 2022. In the South of Gandy area, according to the maps, multifamily apartments increased by 1,774 units.

GREEN SPACE

Open, public, green space is highly desired across all 5 neighborhoods. Residents spoke on the importance of keeping existing open spaces, as well as expanding them to create a greener neighborhood.

- » Preserving and Improving Existing Parks: Community members appreciate their open spaces and wish to preserve them. Some mentioned adding more activities to them to make them even more of an asset to the neighborhood.
- » Developing Existing Mangroves: In Palmetto Beach, Gandy Civic, and Port Tampa, residents expressed their approval for developing existing mangroves along their neighborhood coast.
- » Planting More Shade Trees: Not only is planting trees aesthetically pleasing, but many members agreed that it would benefit the neighborhood greatly to have more shade, aid with water collection, and provide cleaner air to the community.

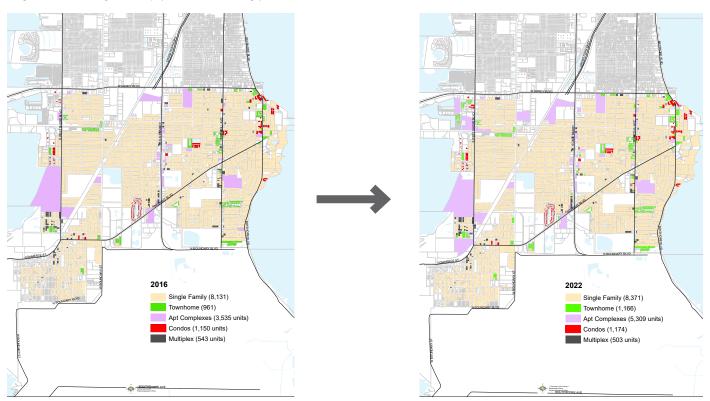
CONCLUSION

Though each community has voiced their own set of circumstances, existing conditions, and desires, the people of South of Gandy and Palmetto Beach are both asking for the same thing: a neighborhood that reflects their wants and needs.

Flooded streets, outdated mobility trends, unsafe infrastructure, and rising economic concerns does not reflect, nor serve, the people of these communities. The following chapters will begin to express what is wanted for the area, and where things can be improved.



Image 22. Resilient Design Workshop. (Source: Plusurbia Design).



Map 02. Maps provided by workshop participants showing increase and distribution of housing units between 2016 and 2022. (Source: Hillsborough County Property Appraiser)

Port Tampa

SOUTH OF GANDY - WORKSHOP SUMMARY

The Port Tampa residents were vocal about the issues that are affecting their neighborhood. After four workshops, common topics began to emerge, including traffic, lack of services, accessibility, green space conservation, new development, and flooding.

One of the weaknesses that stood out the most was heavy traffic reported throughout the neighborhood. Furthermore, residents mentioned there are multiple dangerous intersections with visibility problems. There is only one bus line in the neighborhood, which does not help to lure people away from their personal vehicles for transportation. Residents also refrain from walking for short trips because there are narrow sidewalks and minimal tree canopy for shade. Making the problem worse, there are few services in the area, which means most residents must drive to take care of their daily needs. The only retail, for instance, is at the perimeter of the neighborhood. Finally, multiple neighbors mentioned unmaintained canals in Port Tampa that create the perfect breeding ground for mosquitoes.

Residents were emphatic about the unwanted growth and potential gentrification of the neighborhood. They

fear that new development will alter the character of the neighborhood and cause traffic and drainage problems. Residents also fear the prevention of mangrove expansion due to development, such as the Yacht Club.

Port Tampa residents pointed out significant opportunities for improvement. To increase commercial areas, there was a suggestion to redevelop housing on McCoy to be redeveloped into commercial. The community also expressed interest in investing in neighborhood businesses. To improve access and mobility options, there is potential for connectivity between parks with bicycle and pedestrian infrastructure; residents would like to see access via ferry from MacDill to Picnic Island; the underutilized railroad could evolve into a community asset. In terms of resilience, there was potential in **existing** mangroves serving as a living shoreline and there was a suggestion that all new development must be required to have higher permeability.

The greatest strength across the board for Port Tampa was the ample green space. Picnic Island, in particular, is considered a local gem.



Image 23. Port Tampa workshop session. (Source: Plusurbia Design).



Image 24. Port Tampa workshop session. (Source: Plusurbia Design).





Image 27. Port Tampa workshop session. (Source: Plusurbia Design).



Image 25. Port Tampa workshop session. (Source: Plusurbia Design).



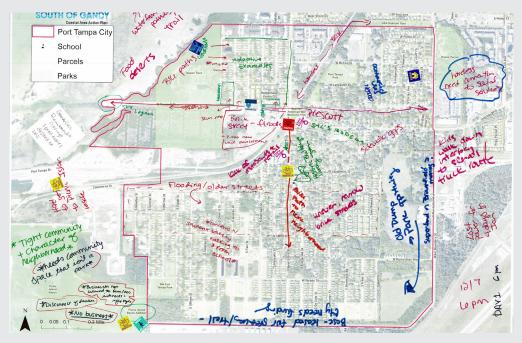
Image 26. Port Tampa workshop session. (Source: Plusurbia Design).

Port Tampa

WORKSHOP TABLE MAPS

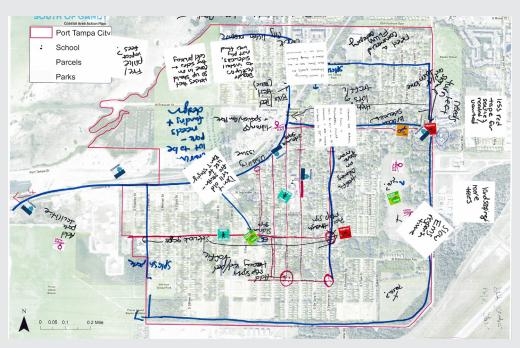


Map 03. Map of Port Tampa City with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).

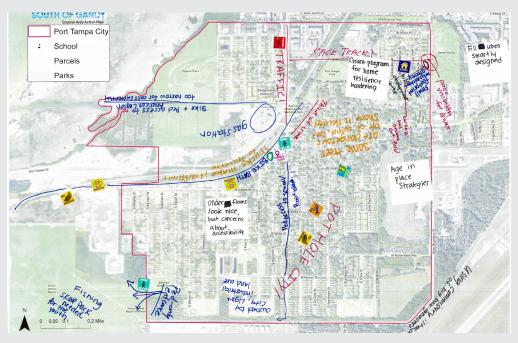


Map 04. Map of Port Tampa City with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).

"Why not just retreat if the peninsula is going to be underwater?" - Workshop Participant



Map 05. Map of Port Tampa City with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).



Map 06. Map of Port Tampa City with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).

Port Tampa

WORKSHOP TABLE MAPS

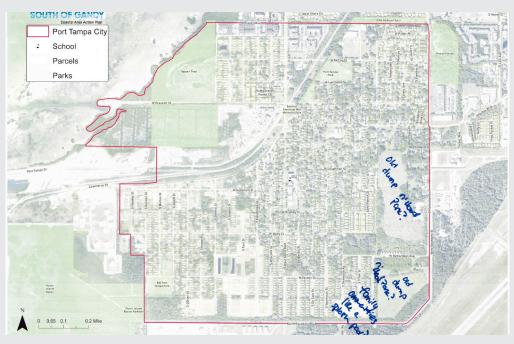


Image 28. Map of Port Tampa City with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).



Image 29. Map of Port Tampa City with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).

"The people of South Tampa feel trapped."

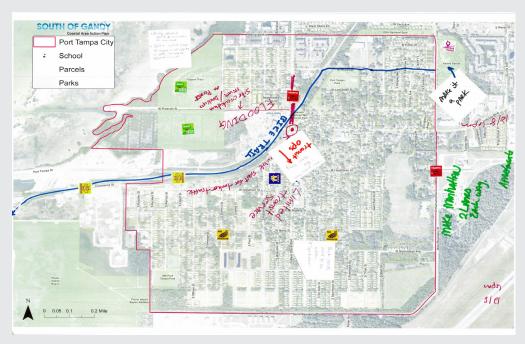


Image 30. Map of Port Tampa City with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).

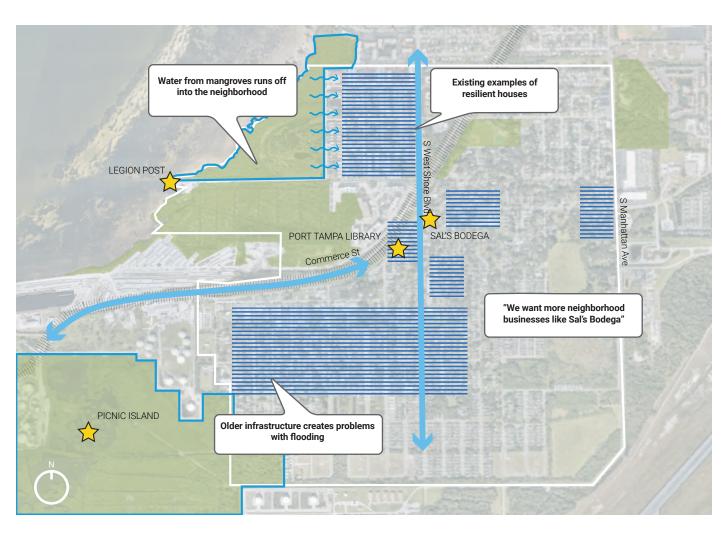


Image 31. Map of Port Tampa City with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).

Port Tampa

SUMMARY MAPS

COMMUNITY IDENTIFIED WATER INTRUSION MAP



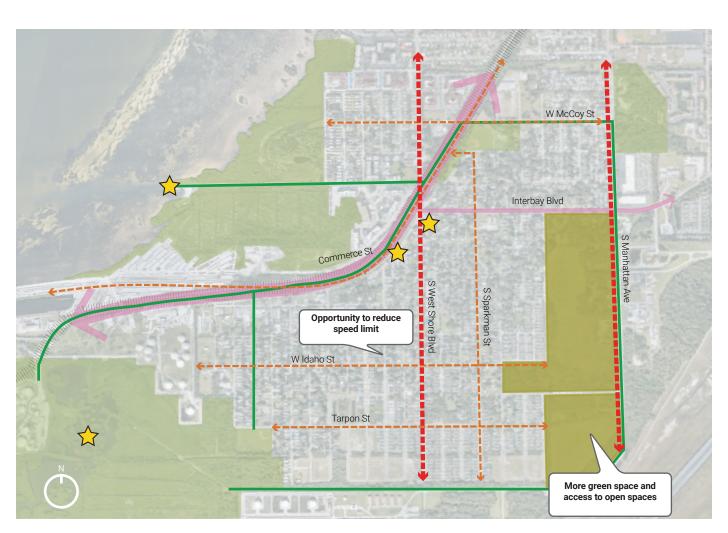
LEGEND

Flooding

Flood Corridors
Storm Surge Zones

Points of Interest

COMMUNITY IDENTIFIED TRAFFIC AND OPPORTUNITIES MAP



LEGEND

High Traffic
Medium Traffic
Existing Parks

Points of Interest
Potential Bike Lanes
Potential Transit

Potential Transit
Potential Parks

Gandy Civic

SOUTH OF GANDY - WORKSHOP SUMMARY

The residents of the Gandy Civic Neighborhood in Tampa highlighted the following common issues afflicting the area: heavy traffic, excessive new residential development, flooding, disconnect to services, and lack of accessibility to parks and green space.

There are major traffic conflicts throughout the neighborhood, perpetuated by a lack of traffic lights, heavy congestion, and industrial traffic along the neighborhood's perimeter.

Poor pedestrian and cyclist infrastructure, such as fragmented or missing sidewalks in many areas, hinders transportation and mobility and worsens traffic.

Significant flooding after little rainfall occurs mainly in historic streets and near new development.

While the residents do not oppose new development as a whole, the most significant concern is that it is primarily residential when there is little to no entertainment, retail, or commercial activity in the area. In addition, they agree that

new multi-family residential development is densifying the neighborhood and causing congestion, reducing green space, and increasing drainage and grading problems. Residents would also appreciate recommendations to encourage the establishment of neighborhood businesses in Gandy Civic.

Gandy Civic residents see an opportunity to utilize the current CSX right of way to expand connectivity and public space, specifically, rails to trails interventions. An idea was proposed for a new bike trail: "The Friendship Trail."

To improve resilience, residents see an opportunity to maintain and broaden the mangrove shoreline to combat storm surge, imposing more substantial consequences to developers for not replanting trees or addressing drainage and requiring a higher percentage of permeability per lot in all new developments.

When identifying the community's strengths, residents agreed that they are proud of the historic character of Gandy Civic and the multiple parks found in the neighborhood.



Image 32. Gandy Civic workshop session. (Source: Plusurbia Design).



Image 33. Gandy Civic workshop session. (Source: Plusurbia Design).





Image 36. Gandy Civic workshop session. (Source: Plusurbia Design).



Image 34. Gandy Civic workshop session. (Source: Plusurbia Design).



Image 35. Gandy Civic workshop session. (Source: Plusurbia Design).

Gandy Civic WORKSHOP TABLE MAPS



Image 37. Map of the Gandy Civic area with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).



Image 38. Map of the Gandy Civic area with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).

34



Image 39. Map of the Gandy Civic area with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).

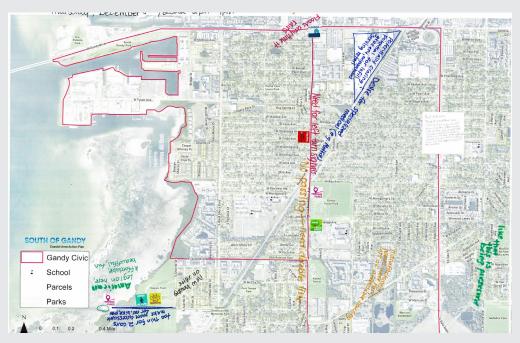
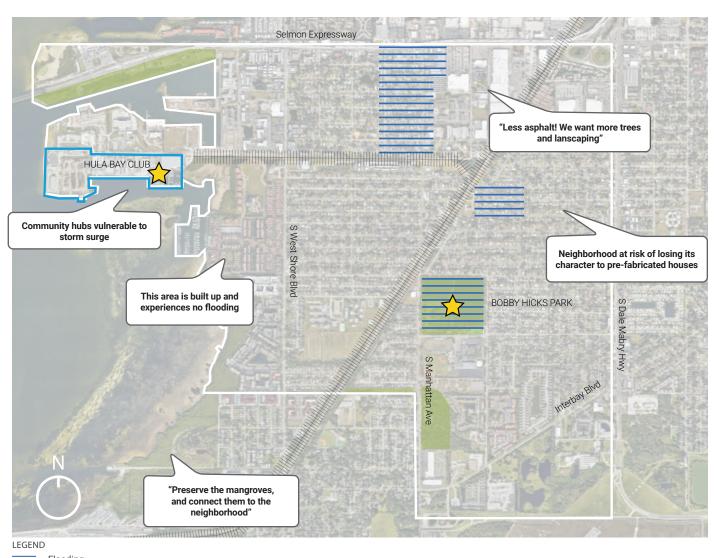


Image 40. Map of the Gandy Civic area with comments created at the South of Gandy Workshop. (Source: Plusurbia Design).

Gandy Civic

SUMMARY MAPS

COMMUNITY IDENTIFIED WATER INTRUSION MAP

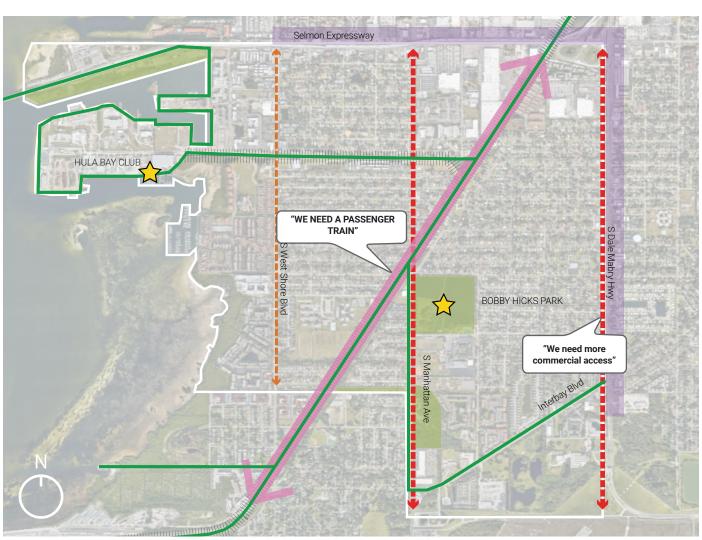


Flooding

Flood Corridors
Storm Surge Zones

Points of Interest

COMMUNITY IDENTIFIED TRAFFIC AND OPPORTUNITIES MAP



LEGEND

High Traffic

--- Medium Traffic
Commercial

 \Diamond

Points of Interest Potential Bike Lanes

Potential Transit

Interbay

SOUTH OF GANDY - WORKSHOP SUMMARY

The common topics amongst Interbay residents were dangerous infrastructure, lack of accessibility, and conflicts with new development.

Residents in Interbay said many streets lack sidewalks and create hostile environments for children, pedestrians, and cyclists, citing multiple incidents in the past year. Furthermore, although streets have large ditches on either side, they do not drain properly, forcing people to walk in the middle of the road and becoming breeding grounds for mosquitoes.

This area South of Gandy has many parks, but residents claim they are too passive, lacking amenities and little entertainment for children. In addition, the green spaces are inaccessible due to the poor infrastructure in the neighborhood and minimal entry points to the park.

Residents feel threatened by some of the new singlefamily development, which has contributed to the drainage issues in the neighborhood by filling in the existing ditches.

They also noted that new services brought into the neighborhood do not consider the residents' needs.

Residents see opportunities with new development to provide infrastructure improvements to bordering streets. One such project that could help is the MacDill 48 Park, a recently redeveloped passive park that is incorporating a stormwater retention pond as a scenic focal point. They also suggested adding regulations to the code that require new development to include retention interventions on their property and immediate surrounding area.

Interbay residents see the multiple parks in the neighborhood as their greatest strength. They would love to see a bicycle and pedestrian connection from Gadsden Park to Picnic Island in Port Tampa City.



Image 41. Interbay workshop session. (Source: Plusurbia Design).



Image 42. Interbay workshop session. (Source: Plusurbia Design).





Image 44. Interbay workshop session. (Source: Plusurbia Design).



Image 43. Interbay workshop session. (Source: Plusurbia Design).



Image 45. Interbay workshop session. (Source: Plusurbia Design).

Interbay

WORKSHOP TABLE MAPS



Image 46. Image: Map of the Interbay area with comments created at the South of Gandy Workshop.

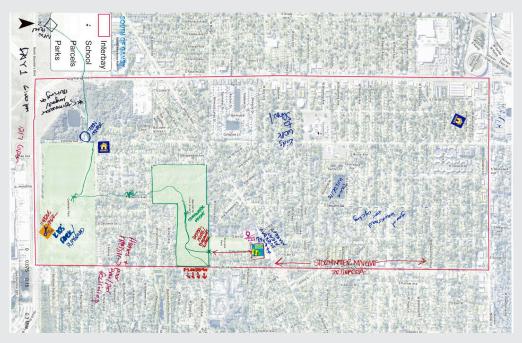


Image 47. Image: Map of the Interbay area with comments created at the South of Gandy Workshop.

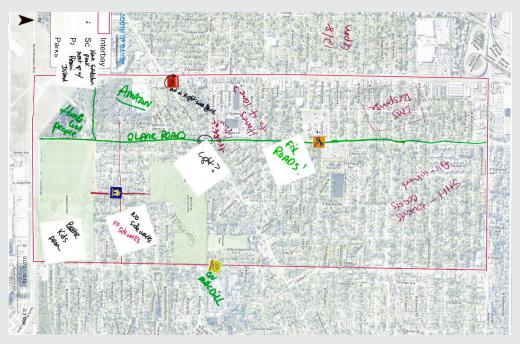


Image 48. Image: Map of the Interbay area with comments created at the South of Gandy Workshop.

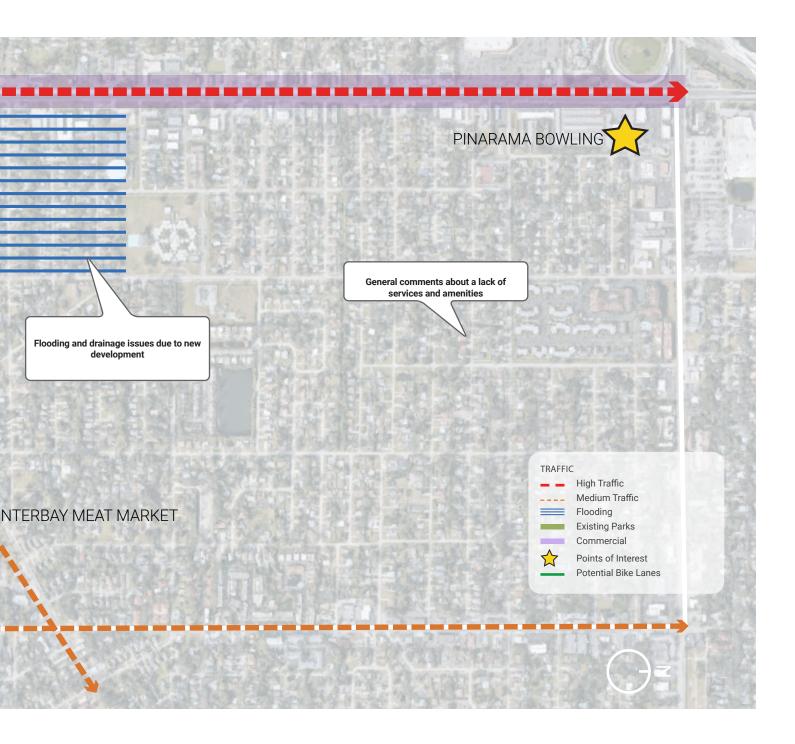


Image 49. Image: Map of the Interbay area with comments created at the South of Gandy Workshop.

Interbay SUMMARY MAP

COMMUNITY IDENTIFIED WATER INTRUSION, TRAFFIC, AND OPPORTUNITIES MAP





Ballast Point

SOUTH OF GANDY - WORKSHOP SUMMARY

The Ballast Point neighborhood has the most extended waterfront of the focus areas South of Gandy. Even so, the residents brought up topics regarding poor and unsafe infrastructure, a lack of bicycle facilities and access to green space, traffic, and an overall disconnect to services.

The traffic issue came up, especially around the school, where dangerous intersections threaten children's safety every day as they arrive at and leave school. In addition, residents mentioned there is limited pedestrian infrastructure for students and fragmented or missing sidewalks around the neighborhood. Other significant weaknesses highlighted were flooding in major streets and a lack of commercial services in the area.

The greatest threat identified was water intrusion along the shoreline, while the opportunities mentioned are:

- Planting more shade trees.
- Purchasing land for parks.

 Providing bike paths that connect existing parks and green spaces.

Residents requested more pocket parks to help solve the overcrowding problem at the existing larger public parks. They are proud that they have a school in their neighborhood and of the abundant trees lining the streets.



Image 50. Ballast Point workshop session. (Source: Plusurbia Design).





Image 52. Ballast Point workshop session. (Source: Plusurbia Design).



Image 51. Ballast Point workshop session. (Source: Plusurbia Design).



Image 53. Ballast Point workshop session. (Source: Plusurbia Design).

Ballast Point

WORKSHOP TABLE MAPS



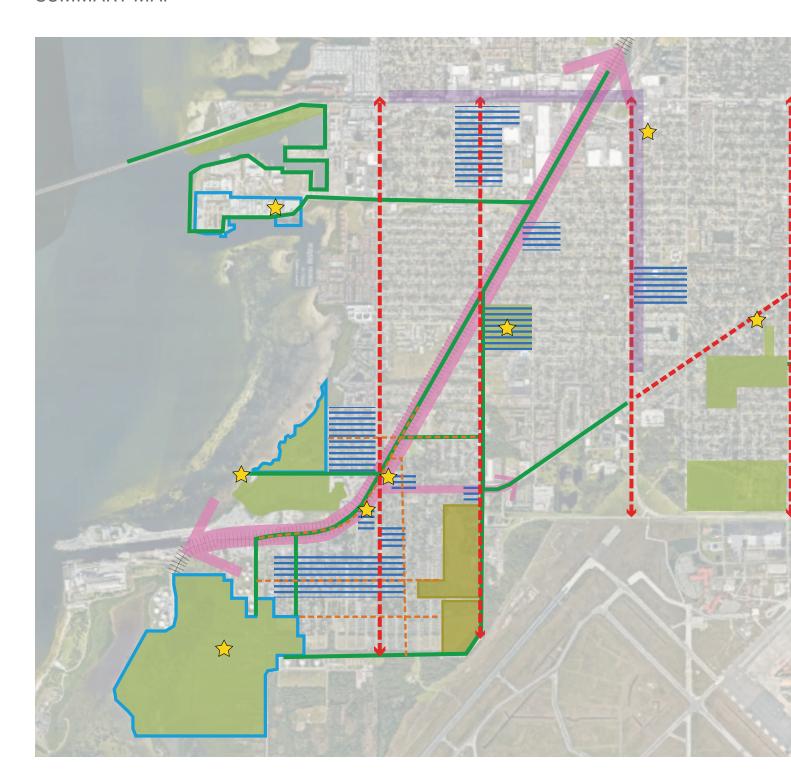
Image 54. Map of the Ballast Point area with comments created at the South of Gandy Workshop.

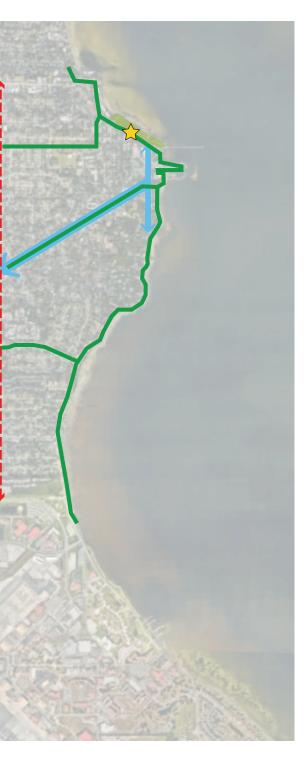
COMMUNITY IDENTIFIED WATER INTRUSION, TRAFFIC, AND OPPORTUNITIES MAP



South of Gandy

SUMMARY MAP







Palmetto Beach

WORKSHOP SUMMARY

The Palmetto Beach residents were the most vocal about the poor and hazardous infrastructure in their neighborhood. They also commented on the area's high crime levels, lack of law enforcement, and general disinvestment.

Palmetto Beach residents appreciate the neighborhood's prime location within the City of Tampa, with proximity to Downtown, Ybor City, Channelside, and Seminole Heights. They are also aware of the advantage of having a waterfront but believe they can capitalize further on it and proposed a plan to create a boardwalk along the seawall. They believe the neighborhood can become a destination for the City.

Residents commented that most streets do not have sidewalks, and since semi-trucks use the neighborhood as a shortcut to downtown, they damage the roads and increase traffic.

Areas of the neighborhood have become plagued with people engaging in partying, drugs, and violent behavior throughout the night, making residents feel unsafe.

As mentioned in all neighborhoods South of Gandy, there **needs to be more businesses in Palmetto Beach;** today residents must leave the area for essential services to fulfill their daily needs.

A notable problem in Palmetto Beach is the **crumbling seawall** and the question of who the owner is and who must maintain it.

For all of these reasons, there is consensus among residents that there is a general disenfranchisement by the City. There is a clear desire to build economic infrastructure and attract capital improvements, but there needs to be clear recommendations and guidance to achieve it.

Finally, there is interest in the potential for local historic designation (there is already a federal designation) for the district to help with investment needs. Still, there needs to be clarity on the pros and cons of historic designation.



Image 55. Palmetto Beach workshop session. (Source: Plusurbia Design).



Image 56. Palmetto Beach workshop session. (Source: Plusurbia Design).





Image 58. Palmetto Beach workshop session. (Source: Plusurbia Design).



Image 57. Palmetto Beach workshop session. (Source: Plusurbia Design).



Image 59. Palmetto Beach workshop session. (Source: Plusurbia Design).

Palmetto Beach

WORKSHOP TABLE MAPS

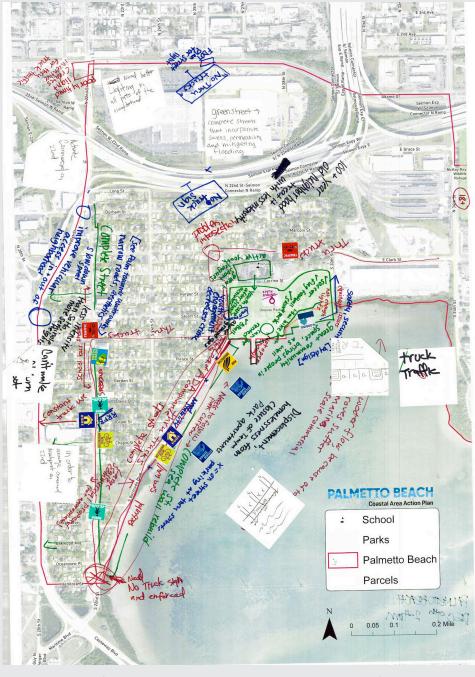


Image 60. Image: Map of Palmetto Beach Neighborhood with comments created at the South of Gandy Workshop.

"I would invest in elevation, but not if the current conditions of the neighborhood remain." - Workshop Participant



Image 61. Image: Map of Palmetto Beach Neighborhood with comments created at the South of Gandy Workshop.

Palmetto Beach

SUMMARY MAP

COMMUNITY IDENTIFIED WATER INTRUSION MAP



COMMUNITY IDENTIFIED TRAFFIC AND OPPORTUNITIES MAP





This document was prepared for: The City of Tampa (the Client)

This document was prepared and designed by PlusUrbia Design © 2023 PlusUrbia LLC - All rights reserved.

Some images shown herein are not the property of PlusUrbia or any of its affiliates, and may be subject to certain copyright laws and/or usage royalties. This document is intended for in-house use only, and should not be released to the public.

Release to the public may require further action and/or purchase procurement by the Client to obtain such image/photo releases.

