



# WEST RIVER

10.13.2015

# EVENING AGENDA

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**COMMUNITY MEETING 1**  
**TUESDAY, OCTOBER 13, 2015**

**6:00 WEST RIVER PLAN REVIEW**

**PART 1 | PLANNING & DESIGN**

**PART 2 | PROGRAM DEVELOPMENT OVERVIEW**

**PART 3 | INFRASTRUCTURE & TRANSPORTATION**

**NEXT STEPS**

# 1.0 | PLANNING & DESIGN

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**BACKGROUND**



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

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**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?**

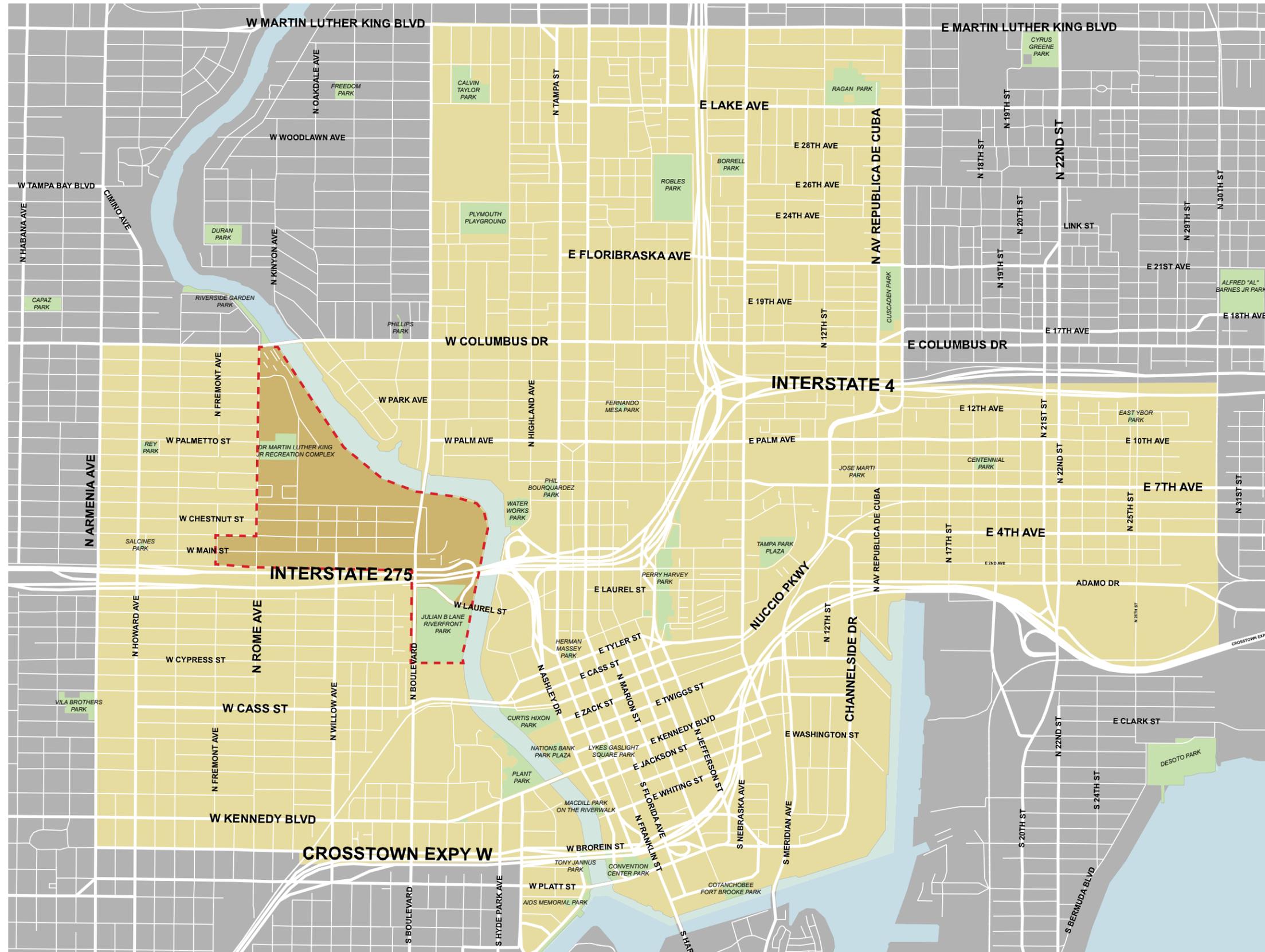
# CHOICE CORE GOALS

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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

**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



# VISION

ABOUT CONNECTIVITY



AERIAL

# EXISTING SITE



# EXISTING SITE

## GENERAL DATA:

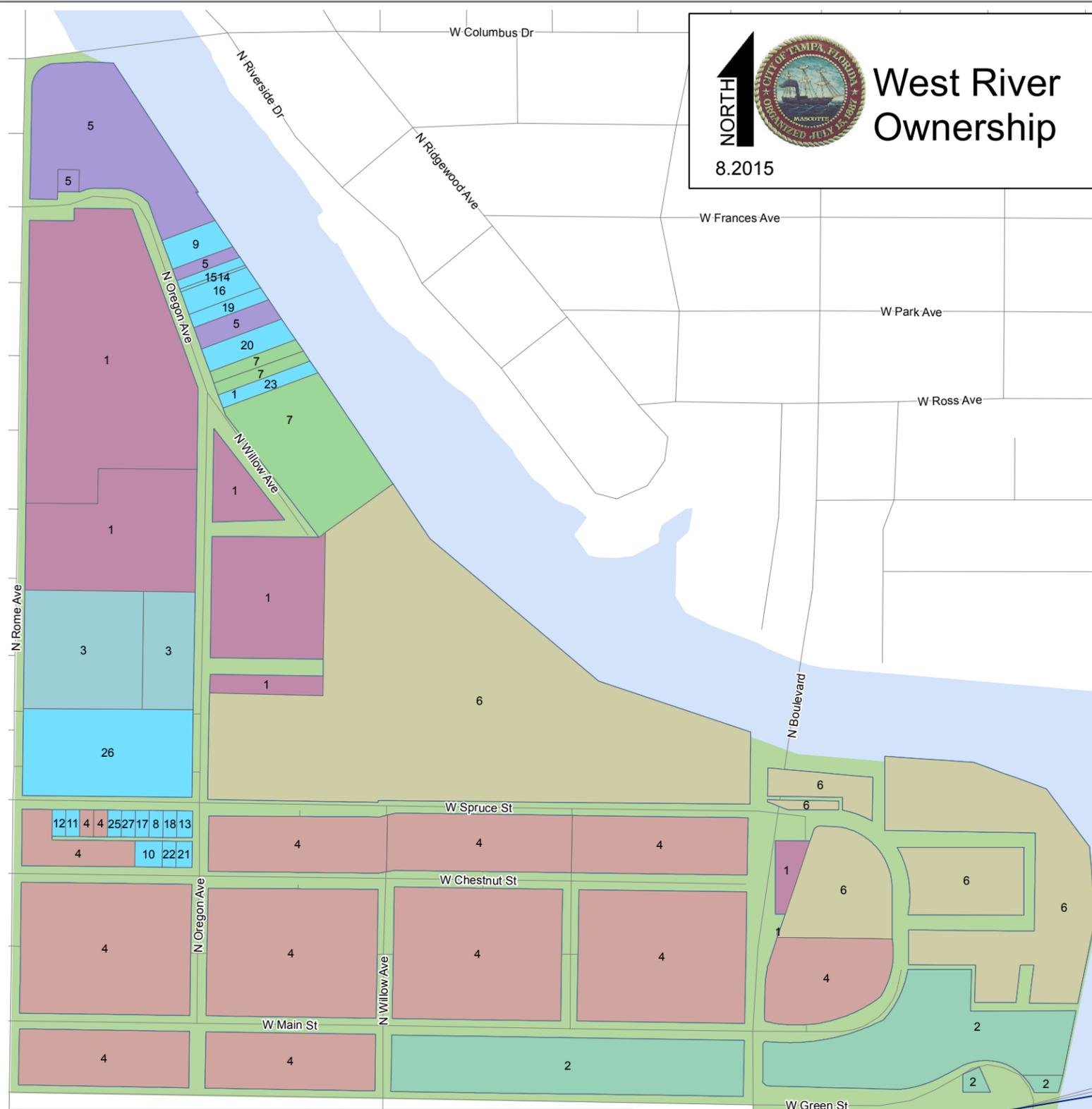
TOTAL CNI LAND AREA = +/- 150 AC  
THA-owned Land = 44 AC  
PH Units = 821 units

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.



# 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		



- 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

# 1.0 | 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 STREETSAPES**  
SPRUCE & PINE STREETS

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

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

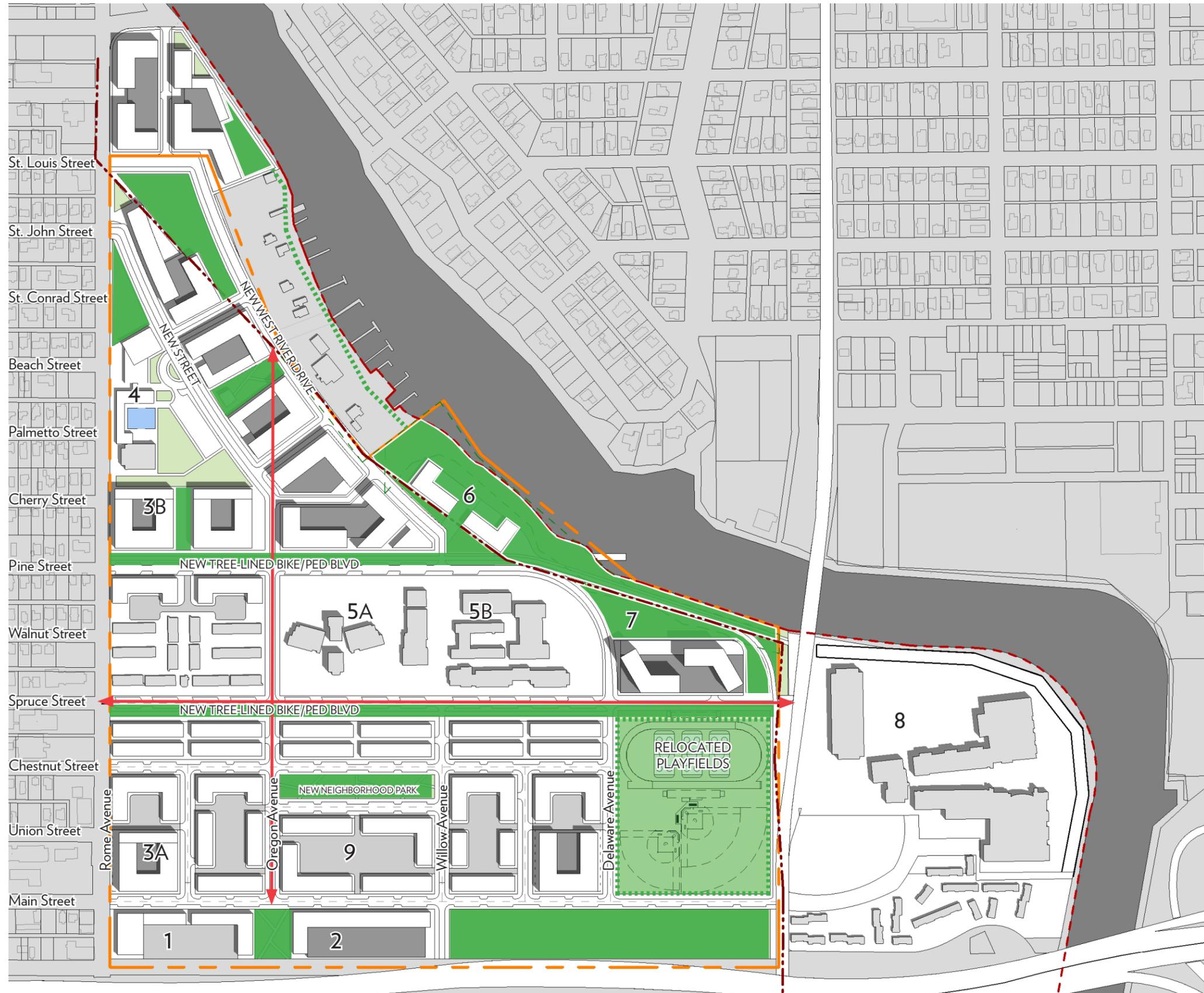
**RESIDENTIAL:**  
SENIOR  
MULTI-FAMILY  
TOWNHOUSES

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

**SCHOOLS**

# 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:

**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  
TOWNHOUSES

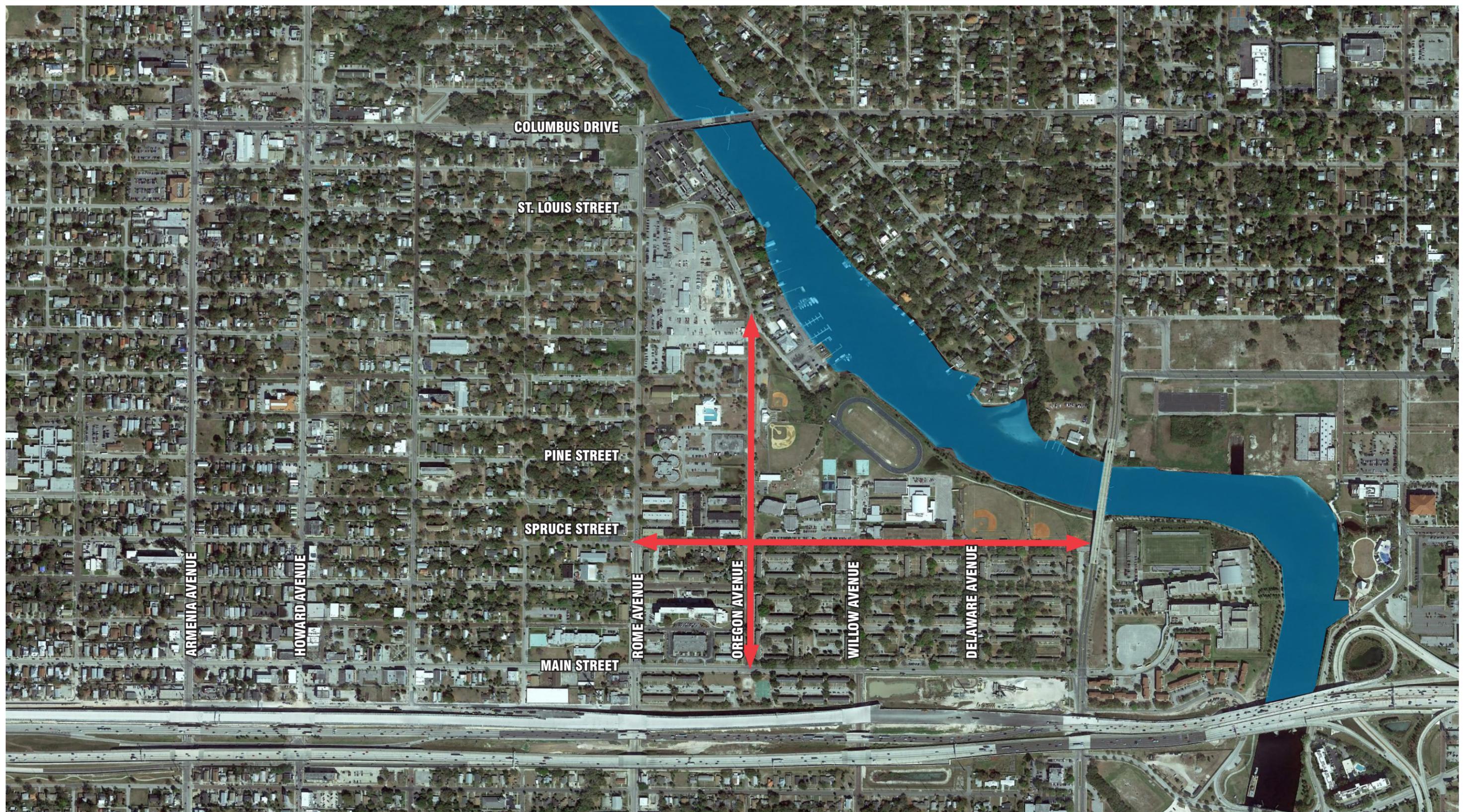
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RETAIL ON RIVERFRONT  
COMMUNITY HEALTH

**SCHOOLS**

# RIVERFRONT ACCESS



# RIVERFRONT ACCESS



# 1. STREETSCAPES



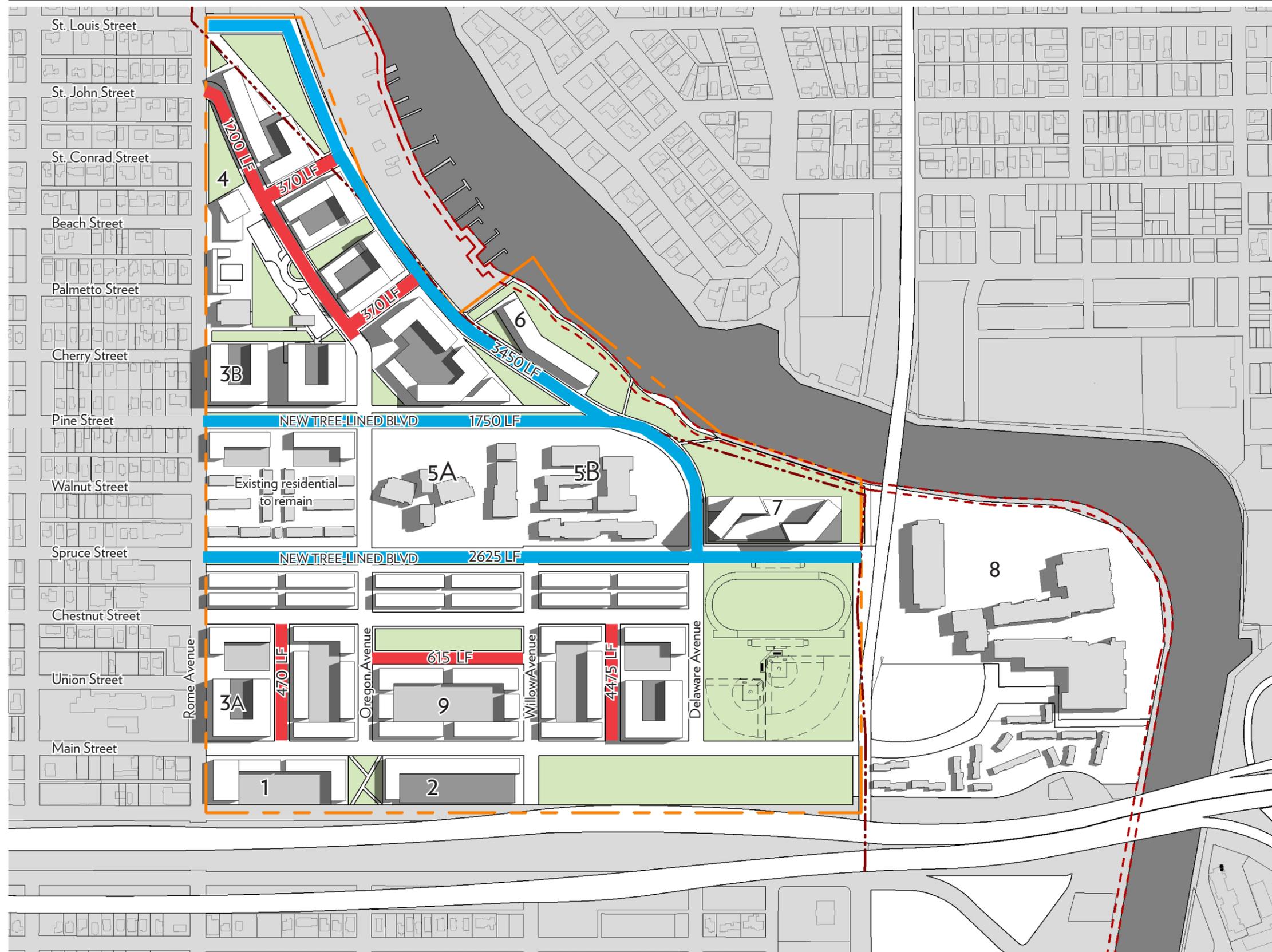
# 1. STREETSCAPES



CONNECTIVITY

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

# 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

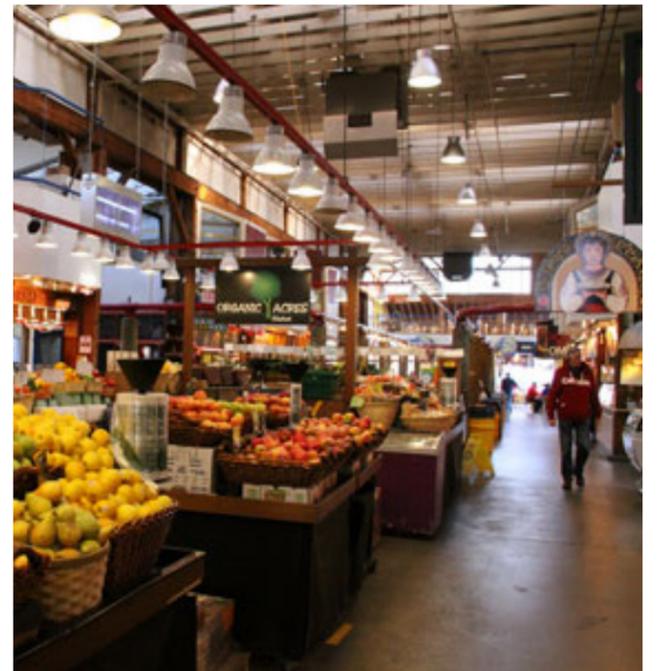


# 2. PUBLIC RIVERFRONT



EXAMPLE: VANCOUVER, BC, CANADA  
GRANVILLE ISLAND

# 2. PUBLIC RIVERFRONT



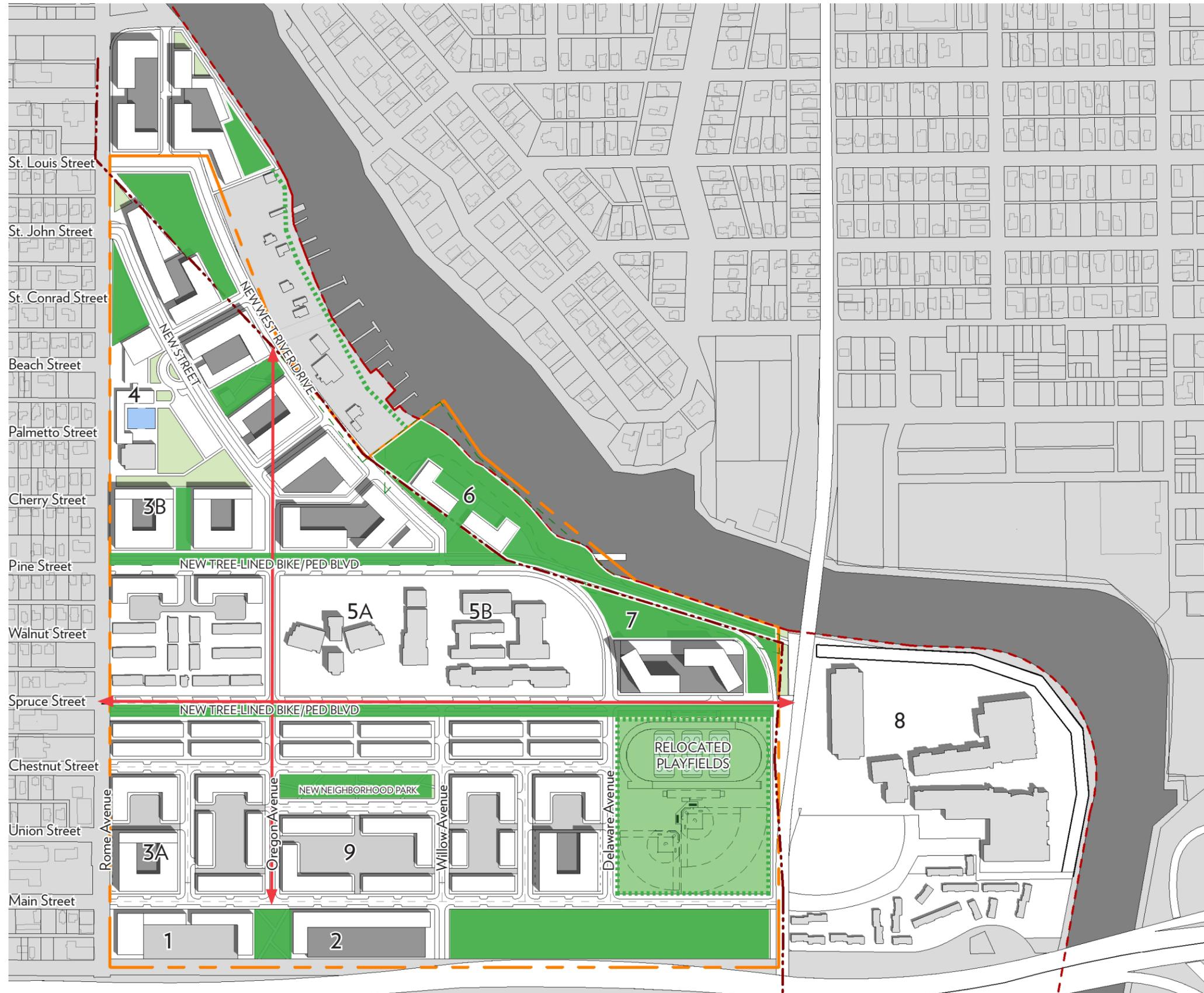
# 2. PUBLIC RIVERFRONT

RIVERWALK: CONNECTING SOUTH TO JULIAN B LANE PARK



# 3. COMMUNITY SPACE

- 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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**WEST RIVER DISTRICT USES:**

**NEW & IMPROVED STREETSAPES**  
SPRUCE & PINE STREETS

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

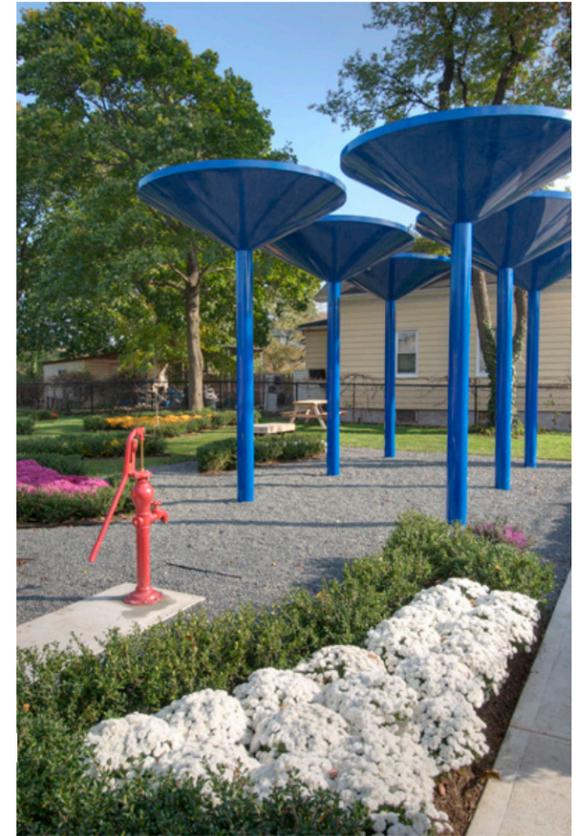
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NEIGHBORHOOD PARK + TOT LOTS  
COMMUNITY GARDENS  
PLAYFIELDS  
MLK CENTER

**RESIDENTIAL:**  
SENIOR  
MULTI-FAMILY  
TOWNHOUSES

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

**SCHOOLS**

# 3. NEIGHBORHOOD PARK

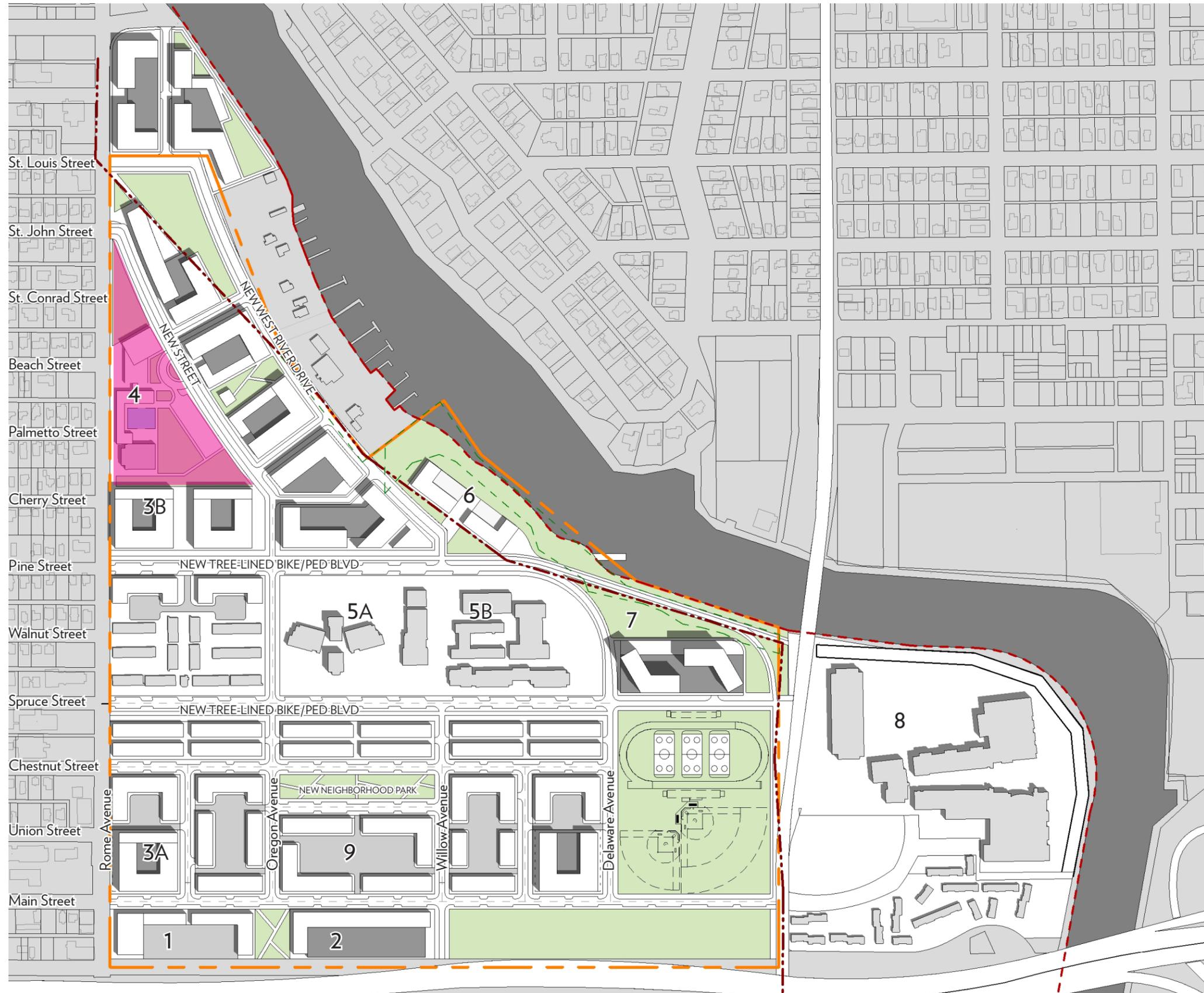


# 3. COMMUNITY GARDENS



- 1 COMMERCIAL / GROCERY STORE
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# 3. COMMUNITY CENTER



**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.*

# 3. COMMUNITY CENTER



## MLK CENTER

- 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)

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

# 3. COMMUNITY CENTER

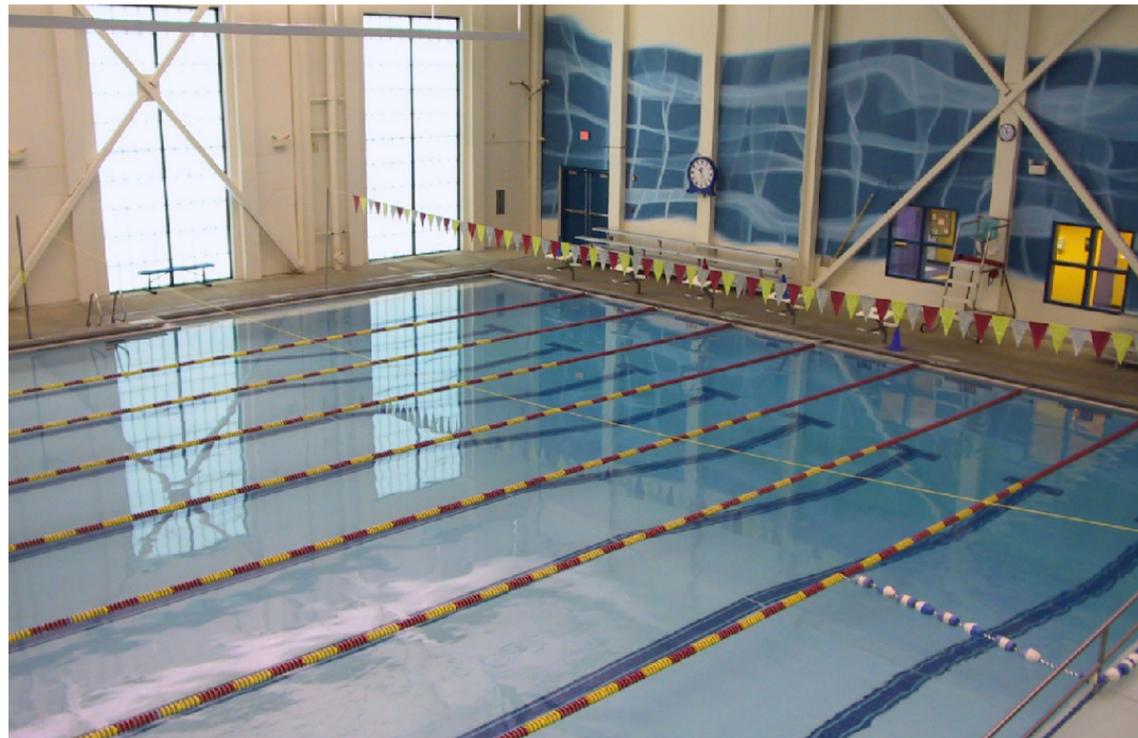


EXAMPLES:  
CLOCKWISE TOP RIGHT TO BOTTOM LEFT

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

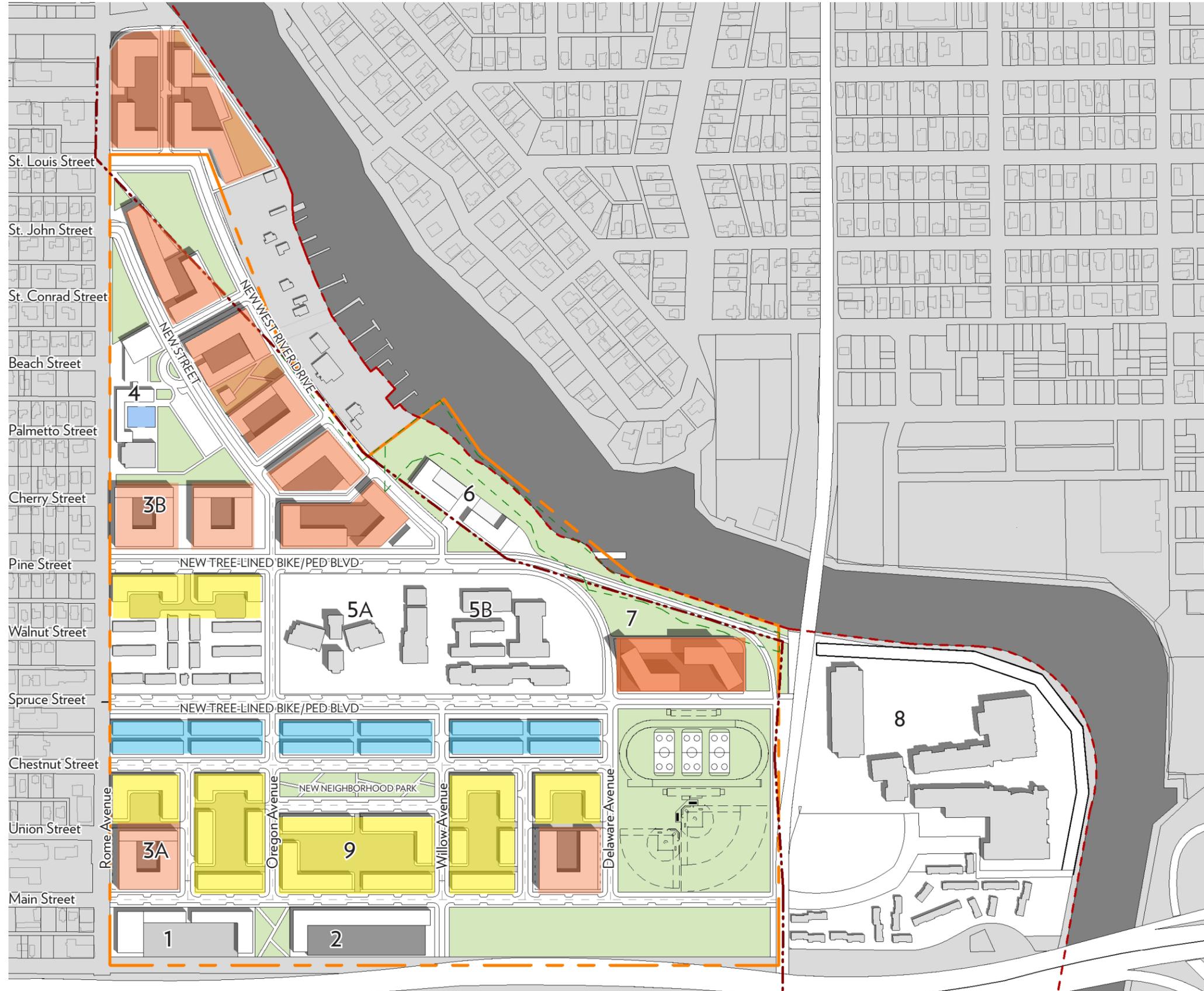
4. MEMPHIS, TN: HICKORY HILL COMMUNITY CENTER
5. CORAL GABLES, FL: YOUTH CENTER

# 3. COMMUNITY CENTER



TAMPA WEST RIVER | REVISED DEVELOPMENT PLAN

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- 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

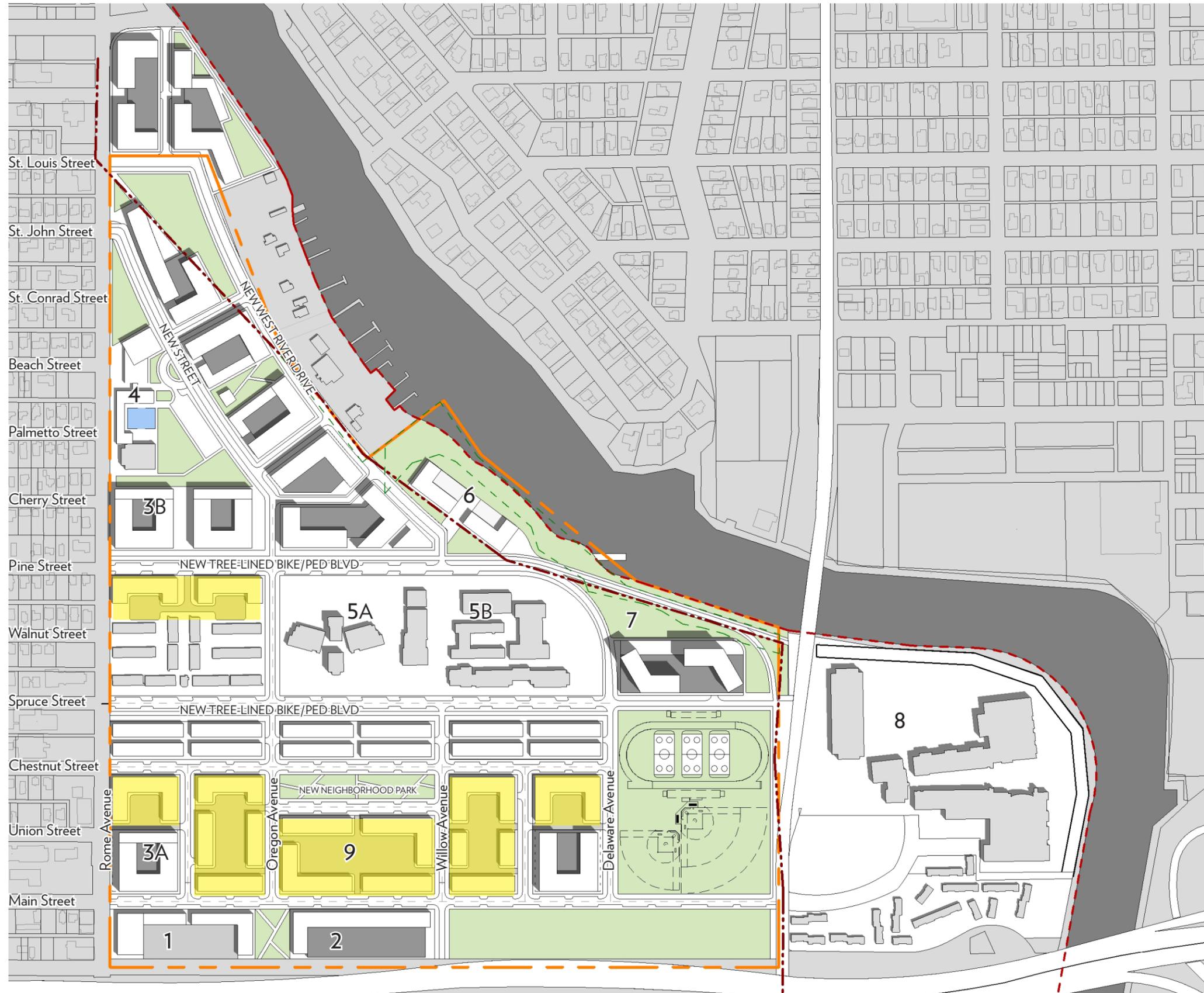
**4 RESIDENTIAL:**  
SENIOR  
MULTI-FAMILY  
TOWNHOUSES

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

**SCHOOLS**

# MULTIFAMILY 2-3

- |                                |                                |                    |                                |
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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

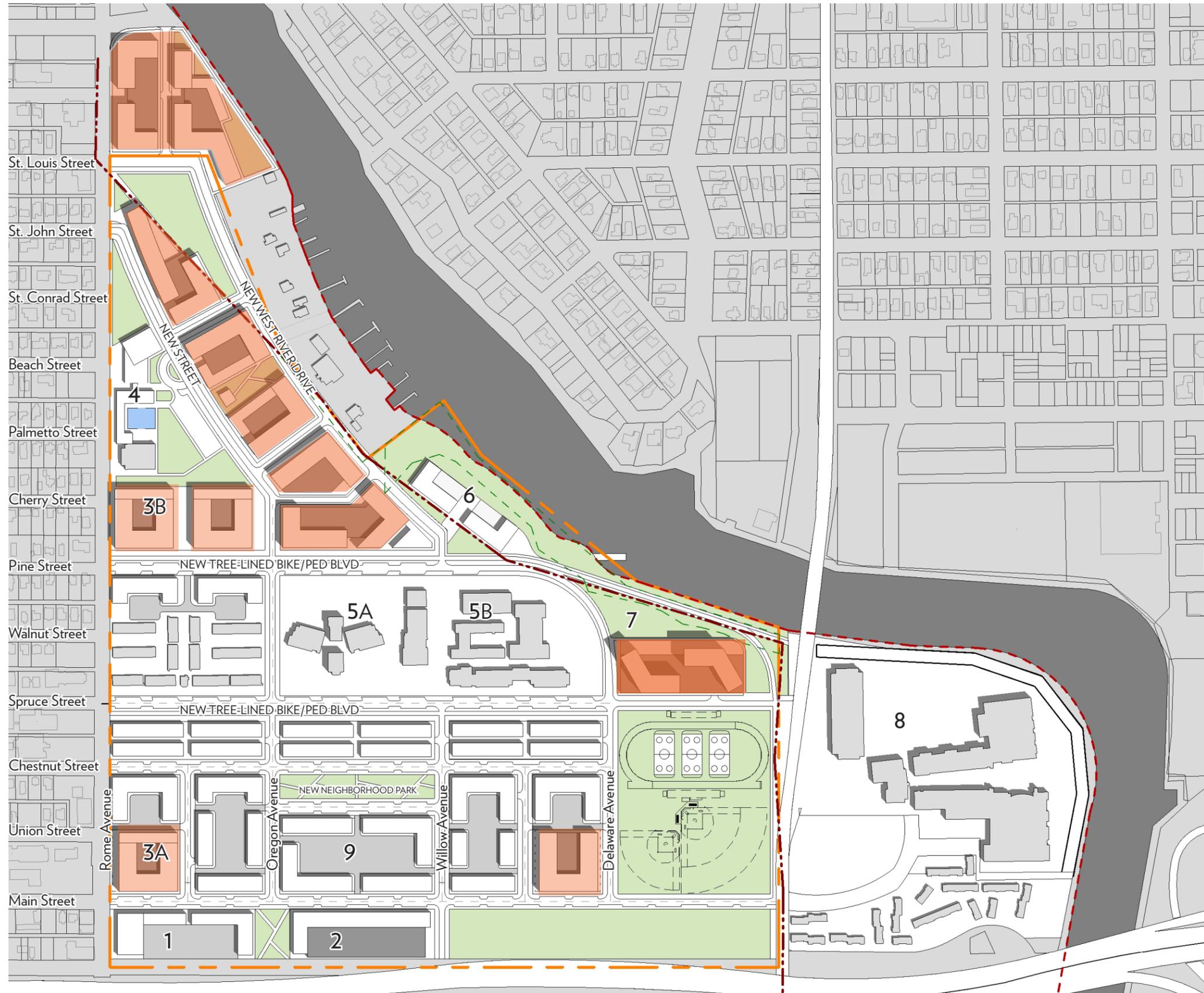
EXAMPLE: SAILBOAT BEND, FORT LAUDERDALE  
BLOCK SIZE: 258' X 416'  
TYPE: MULTI-FAMILY WITH SURFACE PARKING | 250 UNITS | HEIGHT: 2-3 FLOORS

# MULTIFAMILY 2-3



# 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

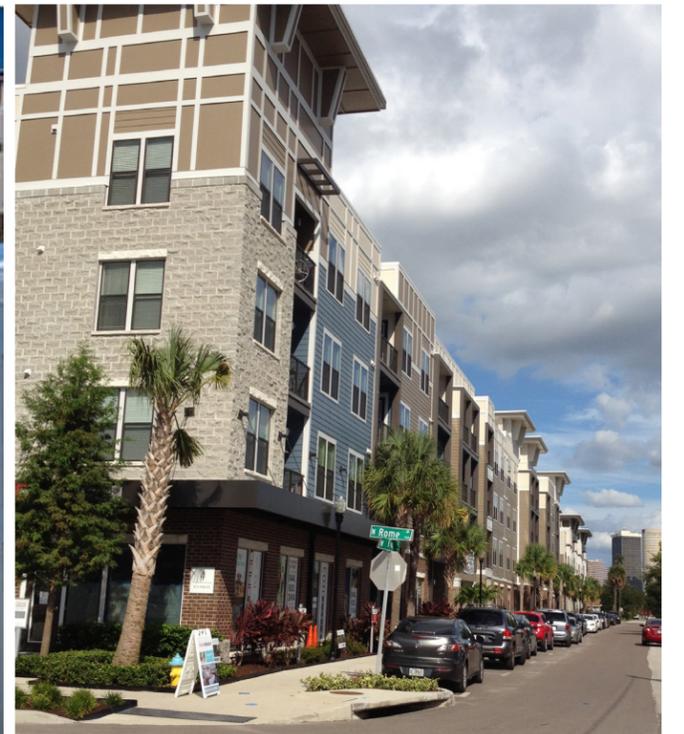
5. ATLANTA: PONCE PARK

# MULTIFAMILY 4-5



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

# MULTIFAMILY 4-5



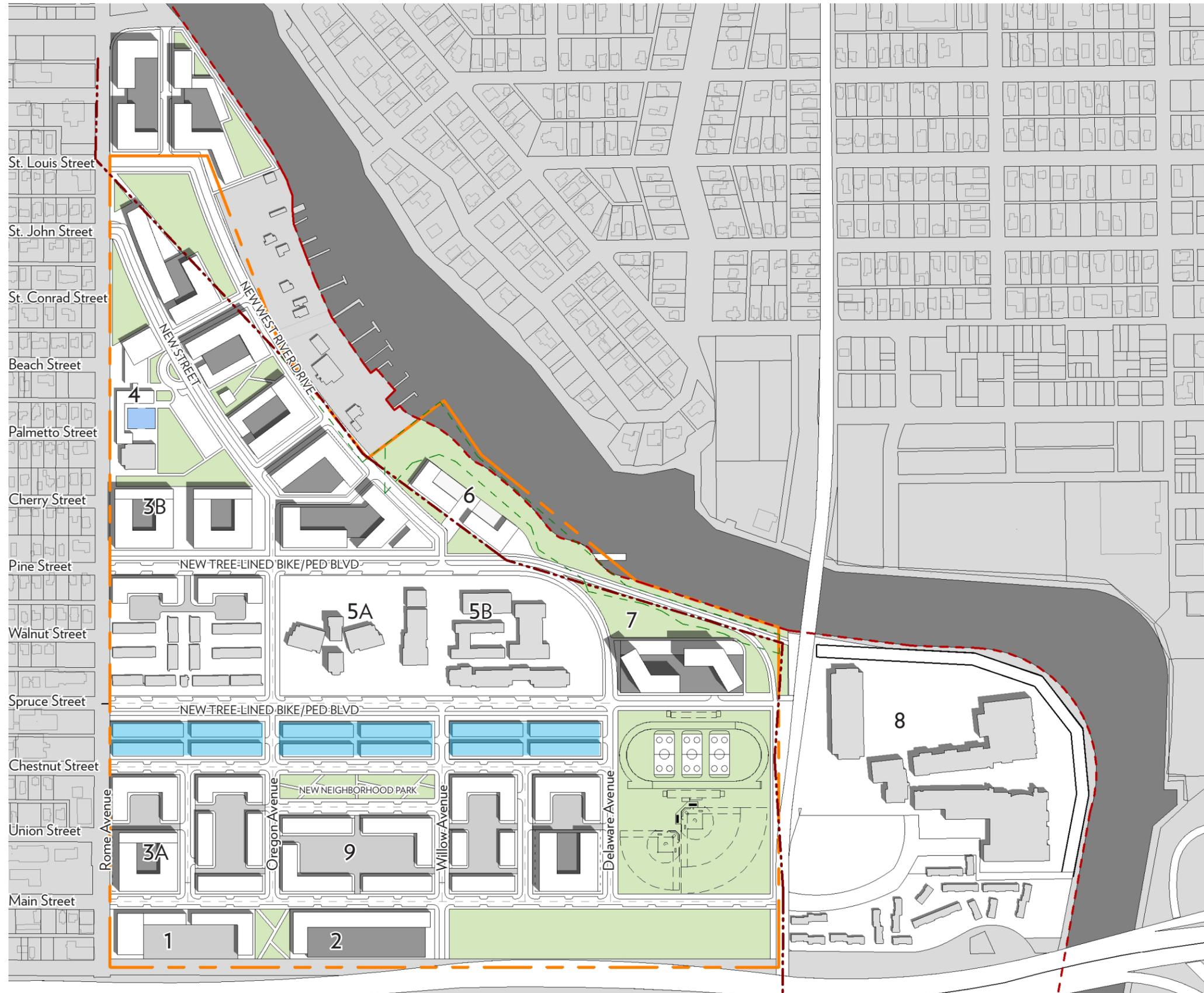
EXAMPLE: TAMPA: VINTAGE LOFTS AT WEST END  
801 N ROME AVENUE (255 UNITS, COMPLETED 2009)  
BLOCK SIZE: INSERT

# 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

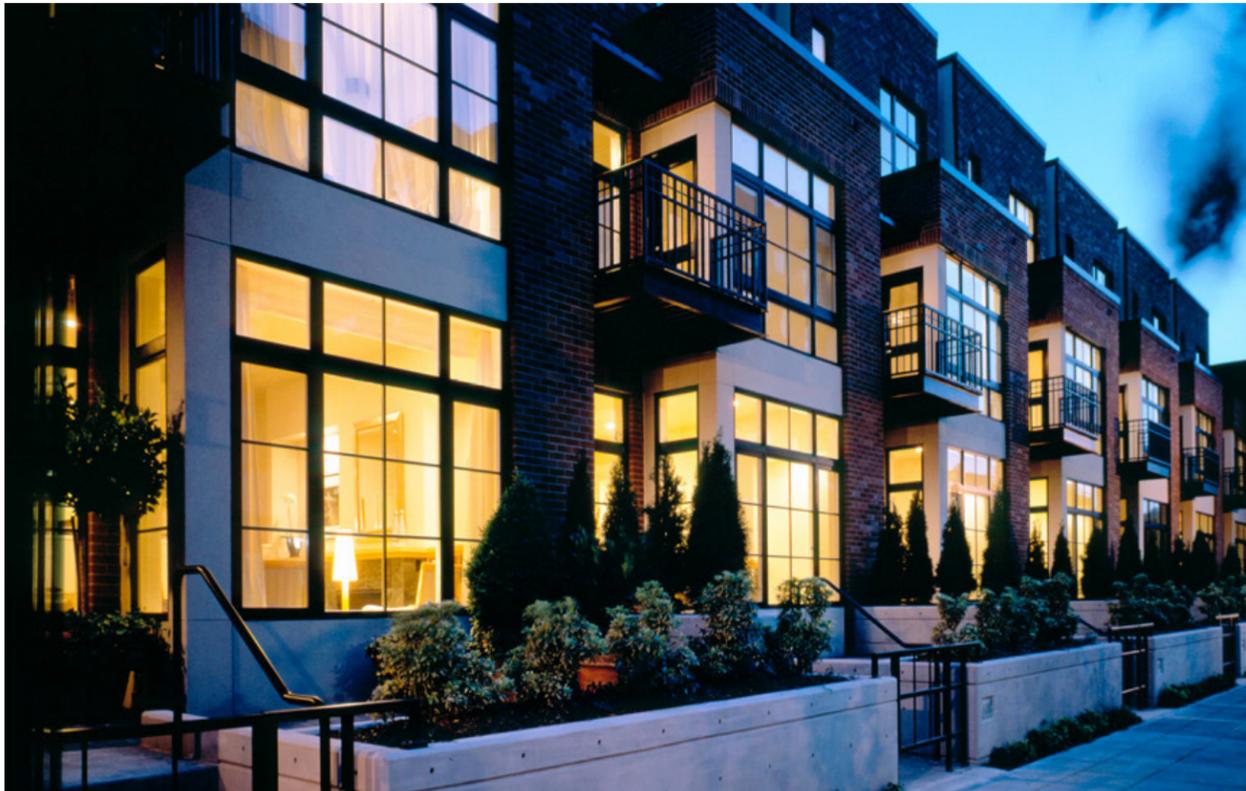
# TOWNHOUSES



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

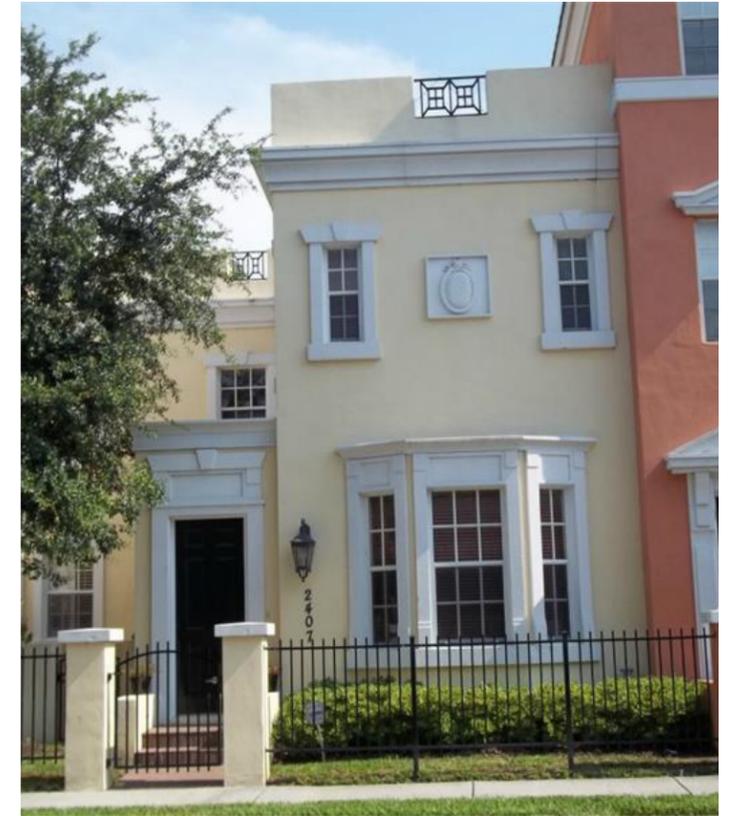
# TOWNHOUSES/LOFTS



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)

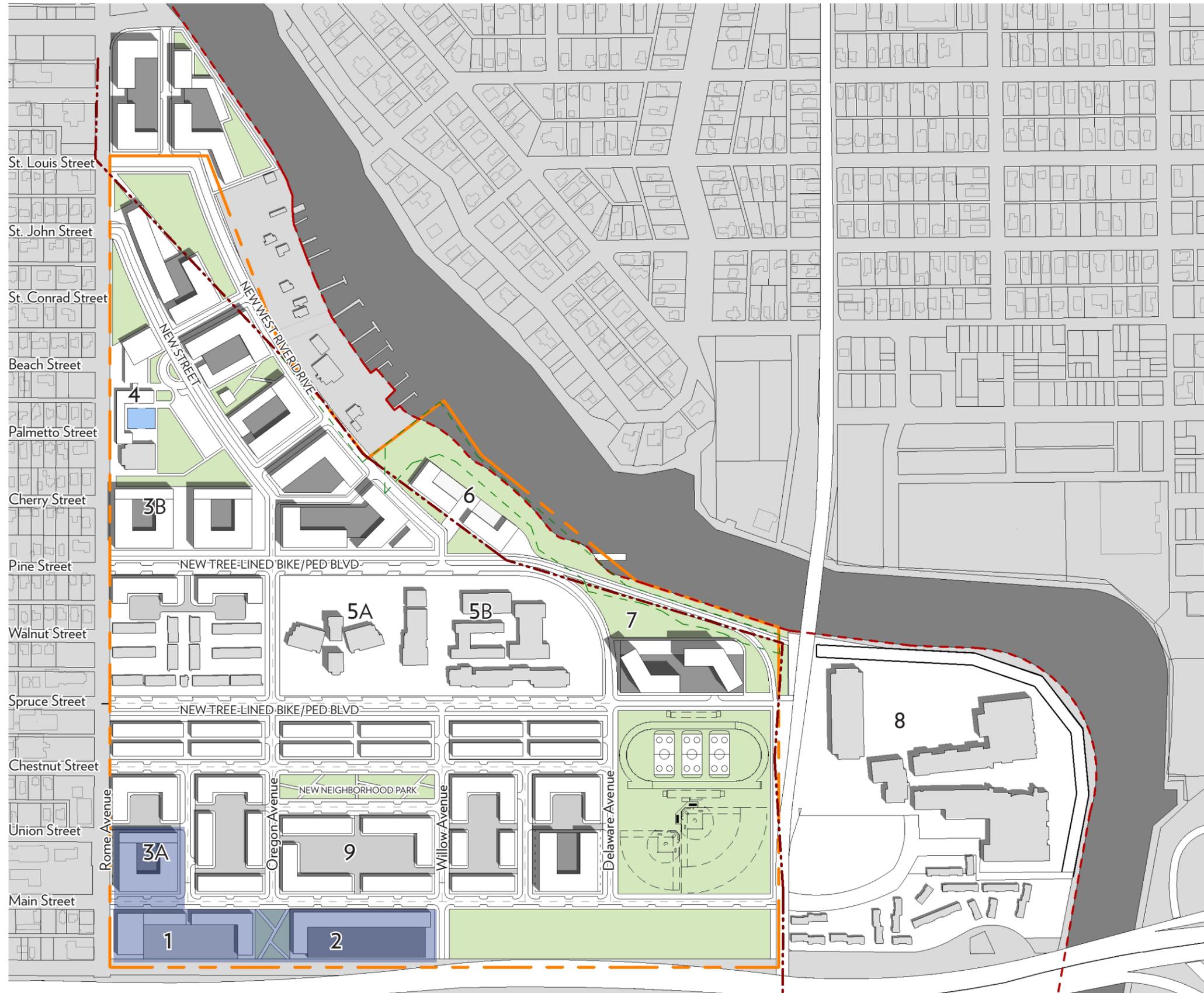
# TOWNHOUSES



TAMPA WEST RIVER | REVISED DEVELOPMENT PLAN

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# MIXED USE



# MIXED USE



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

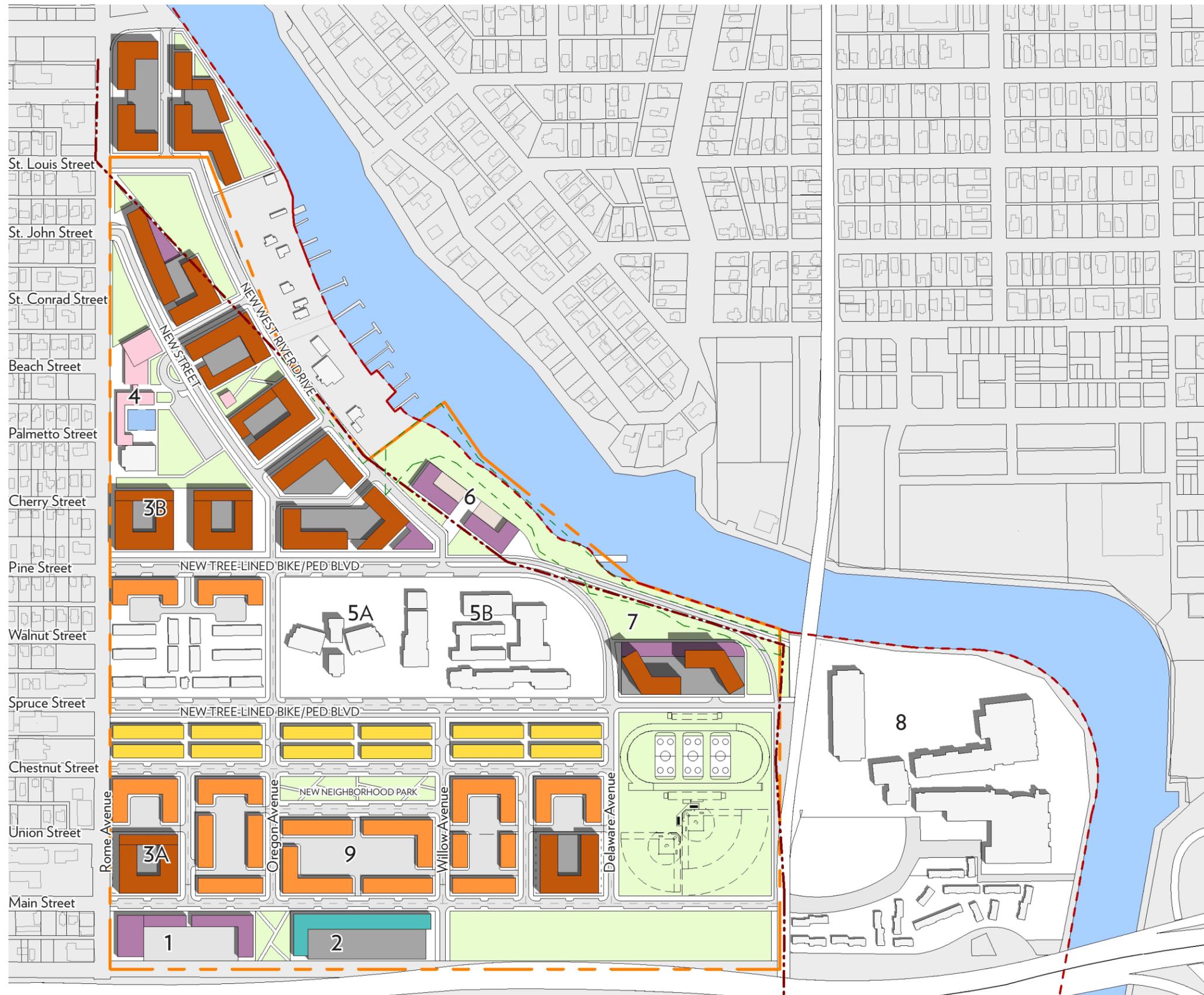
# MIXED USE



# **SUMMARY | REVISED PLAN**

# REVISED PLAN

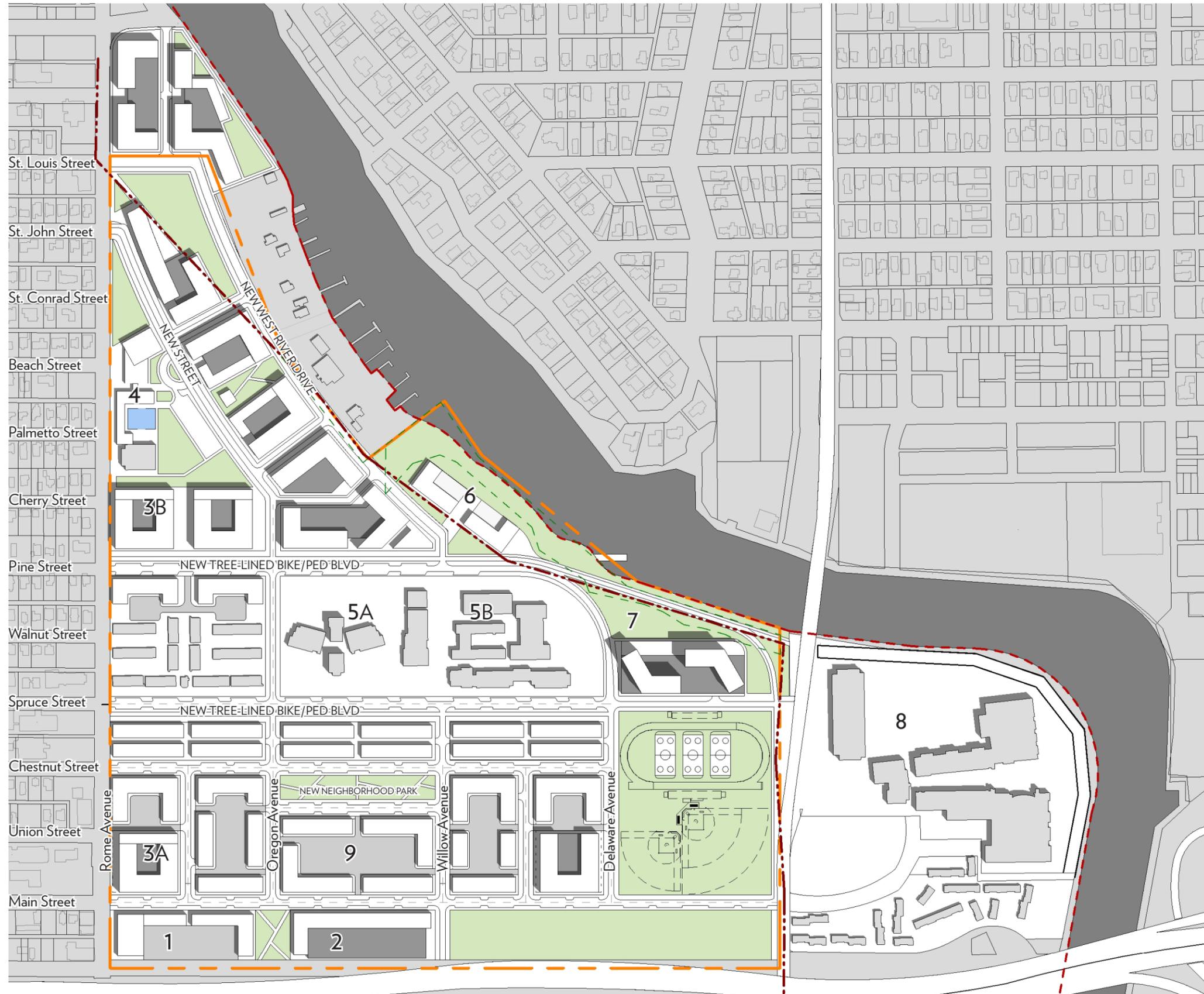
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- 8 EXISTING BLAKE HIGH SCHOOL
- 9 MULTI-FAMILY (200-250 UNITS)



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
<b>Sub-Total (Residential)</b>	<b>2,487,232 sf</b>	<b>1,977</b>	<b>2,601</b>
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
<b>Sub-Total (Other uses)</b>	<b>242,257 sf</b>		<b>851</b>
Parking - Structured	1,112,711 sf		2,782
Parking - Surface	268,451 sf		671
<b>Sub-Total (Parking)</b>	<b>1,381,162 sf</b>	<b>1,977</b>	<b>3,453</b>
<b>TOTAL =</b>	<b>4,110,651 sf</b>	<b>1,977</b>	<b>3,453</b>

- 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   | 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



# NEXT STEPS

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## COMMUNITY MEETING 2 TUESDAY, OCTOBER 27, 2015

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

10.13.2015