

# Drew Park

## Strategic Action Plan



## ADDENDUM

# **Drew Park Community Redevelopment Area Strategic Action Plan**

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### **City of Tampa Community Redevelopment Agency Action**

The City of Tampa Community Redevelopment Agency passed a motion at their July 31, 2008 meeting approving the recommendation of staff to remove the land use recommendations from the Drew Park Strategic Action Plan.

### **Status**

The land use and zoning change recommendations described in various sections of the Drew Park Strategic Action Plan will not be implemented. Staff will move forward to implement other aspects of the plan to the fullest extent allowed by the availability of funding and other resources.

## **Background**

- The Drew Park Strategic Action Plan (DPSAP) was developed by the City's consultants, URS, in consultation with City of Tampa staff, and the Drew Park community. The Drew Park community was involved in the process through community meetings and additional small group meetings.
- The approved DPSAP recommended land use changes from Light Industrial to Community Mixed Use 35 primarily in the northeast quadrant of Drew Park east of Lois and north of Martin Luther King, Jr. and along these gateway roads, as well as a portion of Hillsborough Avenue west of Lois.
- The recommended zoning changes were from IG to RM 24 and CG as the primary zoning categories for these areas.
- DPSAP land use/zoning recommendations were influenced by planning considerations outside the Drew Park CRA including:
  - 1) the requirement in Chapter 163 for CRAs to address affordable housing
  - 2) Drew Park's role in relation to the Westshore Business District, its future business and residential expansion needs, and the potential to provide a more varied mix of businesses
  - 3) adherence to sustainability and smart growth principles given its proximity to the airport, major employers, education, recreation and sports venues (HCC, St. Joseph's Hospital, Al Lopez Park, Raymond James Stadium, Legends Field)
  - 4) accelerating redevelopment and growth of Tax Increment Financing revenues.
- The Drew Park Advisory Committee reviewed, provided input and accepted the DPSAP. In addition to multiple community meetings to gather input, a final community meeting was held where the proposed DPSAP was presented and no major objections were heard.
- The Community Redevelopment Agency received and approved the DPSAP on March 15, 2007. Major objections first surfaced during the public comment portion of that meeting.

## **Issues and Community Concerns**

- Business and property owners in Drew Park may have incurred negative impacts on their businesses as a result of the DPSAP recommendations. Their focus is on the viability of their businesses rather than the larger planning considerations that shaped the plan as outlined in items 1-4 above.
- The proposed land use/zoning changes were opposed by certain business and property owners in Drew Park. In subsequent meetings and discussions the following concerns were raised:

- Loss of industrial land within the City limits
- Incompatibility of mixed use with light industrial for those that are grandfathered in
- Grandfathering provisions restrict business' ability to expand and also loss of grandfathering if business does not operate for 180 days
- Conversion to mixed use restricts businesses that need open storage
- Loss of property value and creation of an unstable real estate environment associated with the potential change in land use
- Gentrification of businesses by surrounding uses
- Lack of definitive direction on land use is affecting ability to make business loans in the Drew Park area
- Preference to deal with adult uses through more vigorous law enforcement, rather than different land use designation
- Focus for some businesses on ability to operate and expand rather than adding immediate value to their property
- Preference for the City to clean up Drew Park, make it safer, more attractive, improve infrastructure for existing businesses and residents rather than make land use changes

### **Staff Input**

- Meetings with Planning Commission and Growth Management and Development Services staffs provided various perspectives including:
  - Consider developing an innovative transitional use strategy incorporating a dual vision with consensus support that would allow easy implementation of land use changes.
  - Implement changes in phases in response to market direction with the initial focus on redevelopment of Lois Ave. and stormwater drainage improvements.
  - Study ways residential and industrial uses might coexist without adverse impacts to each use.
  - Drew Park serves a useful function as a small business incubator area which should be retained within the City of Tampa and could transition into a stronger, more modern industrial area. More housing could be achieved within the existing residential area.

### **Staff Recommendation**

- Staff acknowledged the sound planning considerations that were the basis for the Drew Park Strategic Action Plan land use recommendations. Staff identified 2 options for consideration by the CRA:

**Option 1: No Change in land use/zoning** - Continue implementing the approved DPSAP excluding the land use/zoning recommendations. Consider leaving Drew Park land use and zoning as is to capitalize on its unique position as a small business incubator area within the City of Tampa. Drew Park could transition into a stronger, more modern industrial area with housing opportunity expanded within the existing residential area. This is consistent with the

draft Comprehensive Plan which contains no land use changes for Drew Park, except that HC-24 will become Community Commercial-35 (CC-35), which is occurring citywide. Without changes the pace of redevelopment may be slowed. Retaining Light Industrial throughout a large portion of Drew Park provides fewer land use options to capitalize upon during various market cycles.

**Option 2: Pursue land use/zoning changes which will require additional study, time and costs that will minimize community concerns noted above.**

Option for consideration proposed by URS:

- Leave most of the existing industrial use unchanged and institute the concept of Mixed Use Corridor Villages as outlined in the draft City of Tampa Comprehensive Plan by extending CC-35 along Martin Luther King, Jr. Blvd. and Hillsborough Ave. Lois Ave. could have mixed use anchors at the north end adjacent to Hillsborough Ave. and at the intersection with Martin Luther King, Jr. Blvd. Another option would be to extend CC-35 to include the full Lois Ave. corridor, which URS believes would provide the best opportunity for redevelopment of Lois Ave.
- This option entertained consideration of additional density in the existing residential area. An important consideration would be to request acceptance of a policy that would allow existing industrial in the CC areas to remain conforming.

**Drew Park Advisory Committee Recommendation**

- The Drew Park Advisory Committee received a verbal and written report on the land use issues at their May 29, 2008 meeting. Approximately 25 business and property owners also attended the meeting, and a number of them expressed opposition to land use and zoning changes. The Drew Park Advisory Committee voted unanimously in support of Option 1 recommending to the CRA Board not to further study or proceed with any land use/zoning changes in Drew Park.

**Conclusion**

- Based on the lack of strong community support for the proposed changes, staff recommended not proceeding with further study or implementation of land use/zoning changes in Drew Park. The CRA Board concurred with the staff recommendation and took action at their July 31, 2008 meeting not to proceed with land use/zoning changes in Drew Park.