





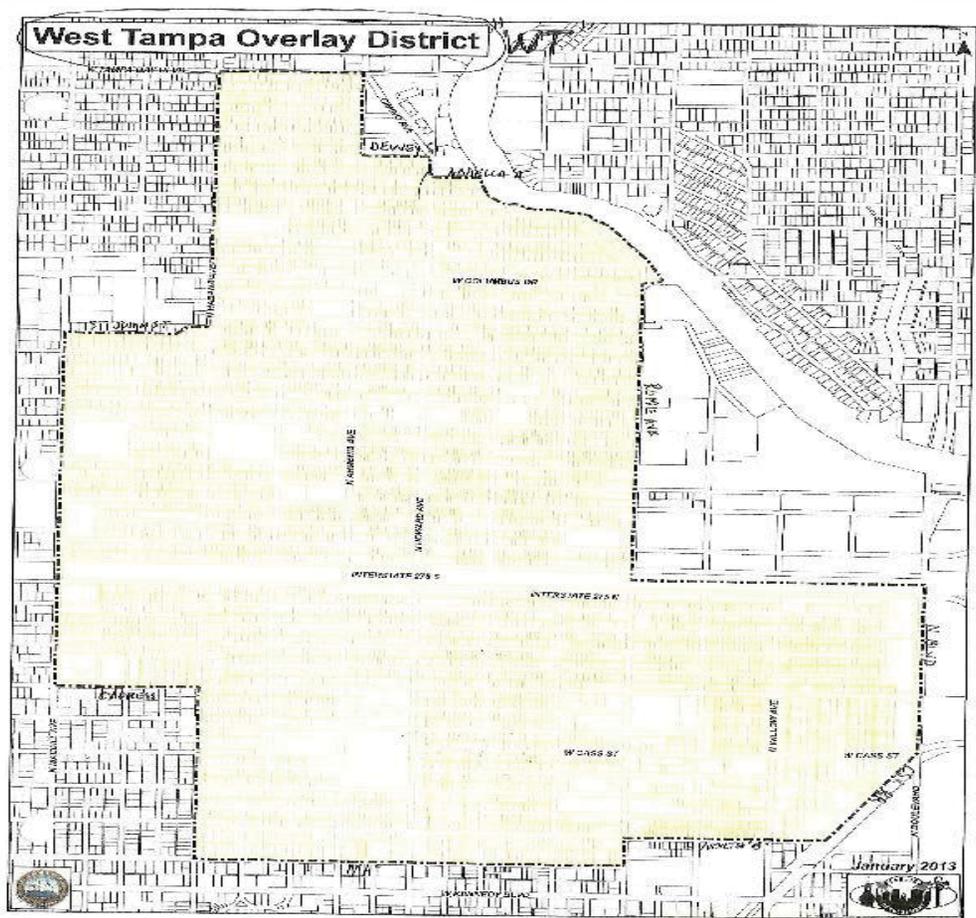
Snapshot of current housing conditions in West Tampa

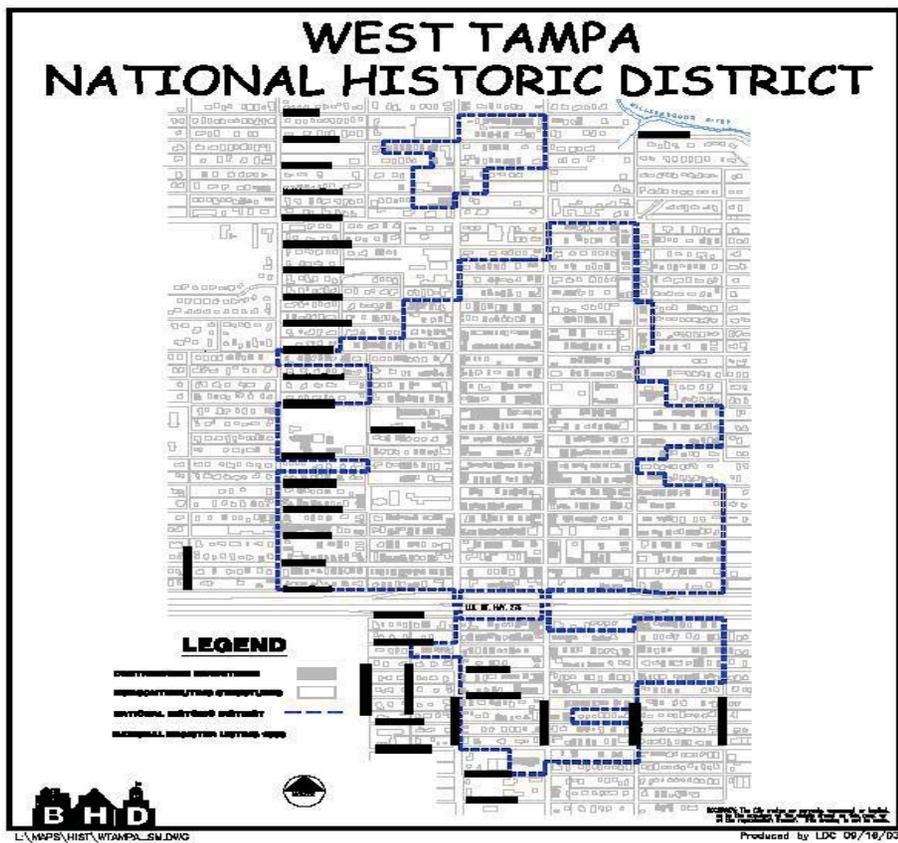
- Age
- Condition
- Rehabilitation
- New housing stock
- The future of housing



The Impacts of Revitalizing Housing in West Tampa

- The common threads of Heritage neighborhoods
- Housing stock changes over time
- The economic viability of the existing housing stock
- Rehabilitation, dismantling, repurposing
- What values will facilitate
- Architectural styles, sizing and tastes
- Durability of old vs. new
- Value relationship of absentee ownership vs. owner occupied housing







City of Tampa West Tampa Overlay District

- The origins of the West Tampa Overlay District
- How is it administered
- How is it working
- Aspects to be addressed
 1. Roof Pitch
 2. Block Face Averaging
 3. Open Porches
 4. Vehicular Garage setbacks



West Tampa Overlay Roof Pitch requirements

- Roof pitch – Roof angle calculated by number of inches a roof rises vertically for every 12 inches it extends horizontally
- Currently is required to be a minimum 6/12 pitch with Porches and Ancillary structures to be minimum 4/12 pitch
- Conflicts with some architectural styles
- Current housing stock ranges from low pitch to high pitched
- Examples to follow
- Discussion to modification of the Roof Pitch design standards



1901 N Albany 2/12 Roof Pitch





1915 Spruce 2/12 Roof Pitch





1708 Saint Conrad

2/12 Roof Pitch



1903 Spruce 3/12 Roof Pitch



3/12 Roof Pitch Example (Not Allowed)



1908 Saint Conrad 4/12 Roof Pitch

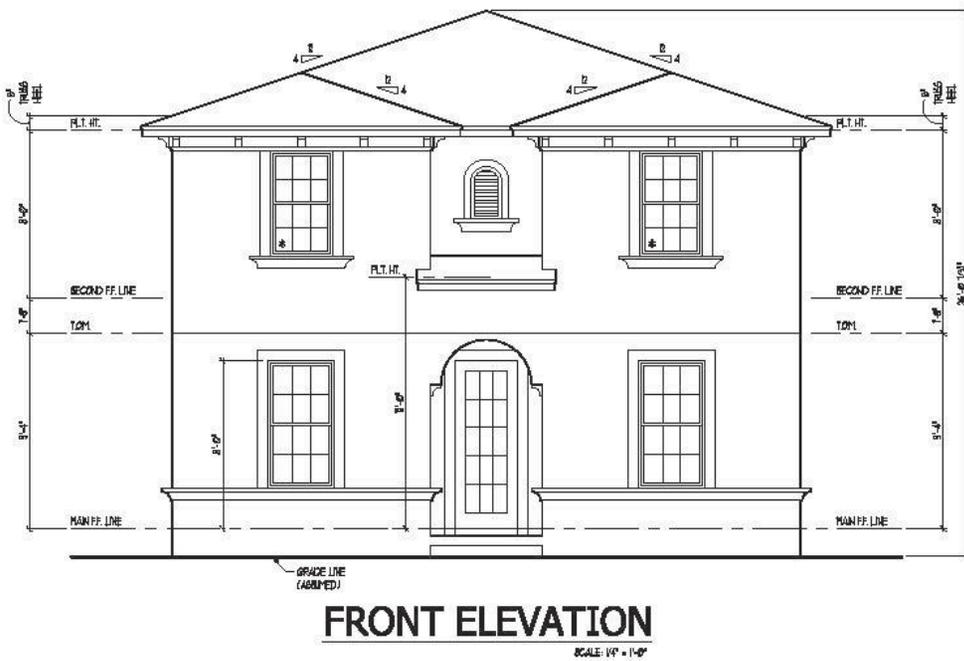




2901 West Main 4/12 Roof Pitch



4/12 Roof Pitch Example (Not Allowed)



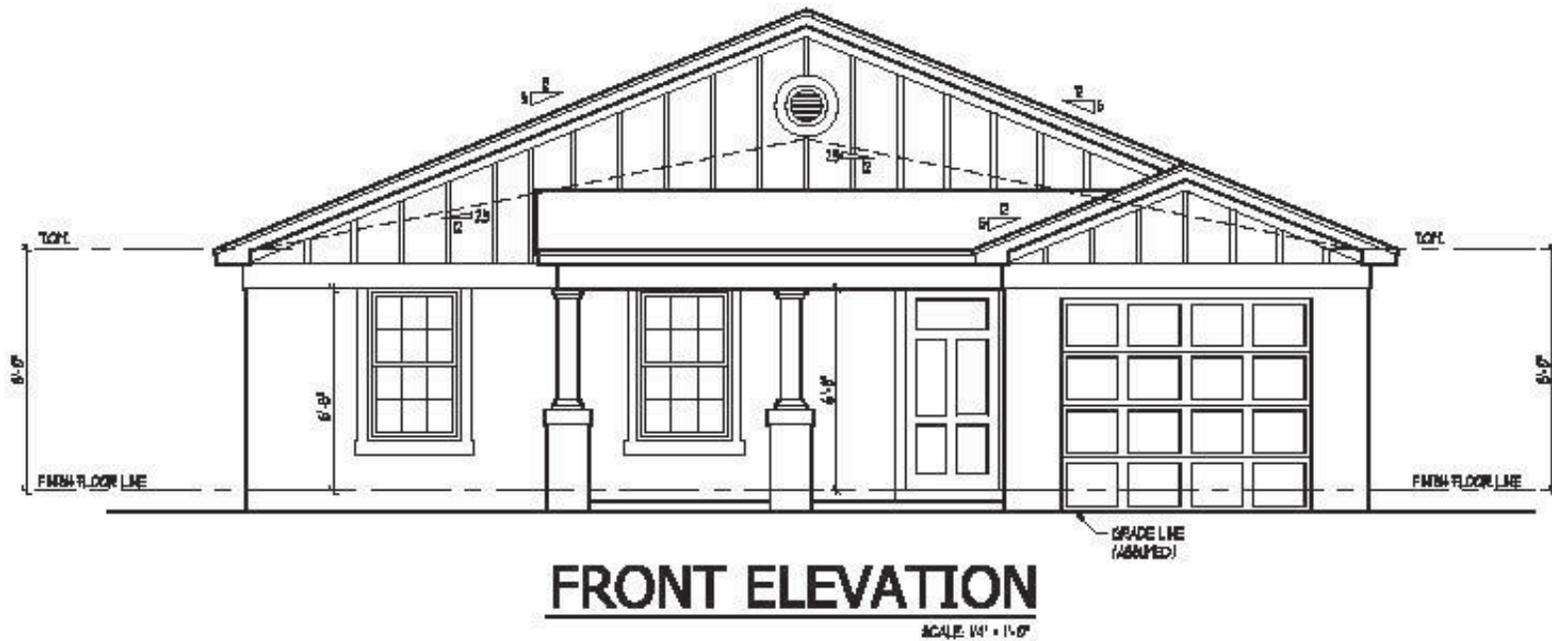
4/12 Roof Pitch Example (Not Allowed)



2704 West Main 5/12 Roof Pitch



5/12 Roof Pitch Example (Not Allowed)



5/12 Roof Pitch Example (Not Allowed)



5/12 Roof Pitch Example (Not Allowed)



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

5/12 Roof Pitch Example (Not Allowed)





2727 Union 6/12 Roof Pitch



6/12 Roof Pitch example (Allowed)



6/12 Roof Pitch Example (Allowed)



6/12 Roof Pitch Example (Allowed)



6/12 Roof Pitch Example (Allowed)



6/12 Roof Pitch Example (Allowed)



6/12 and 4/12 Roof Pitch Combination Example (Allowed)



6/12 and 4/12 Roof Pitch Combination Example (Allowed)



6/12 and 4/12 Roof Pitch Combination Example (Allowed)



6/12 Roof Pitch Example (Allowed)



6/12 Roof Pitch Example (Allowed)





2135 Saint Louis 8/12 Roof Pitch



2313 North Armenia 9/12 Roof Pitch



1946 Spruce 12/12 Roof Pitch



2306 Saint Louis 12/12 Roof Pitch





2718 West Main 12/12 Roof Pitch





2726 West Main 12/12 Roof Pitch





2341 Union 8/12 and 4/12 Roof Pitch Combination



1942 Chestnut Flat Roof Pitch



1944 Chestnut 12/12 Roof Pitch

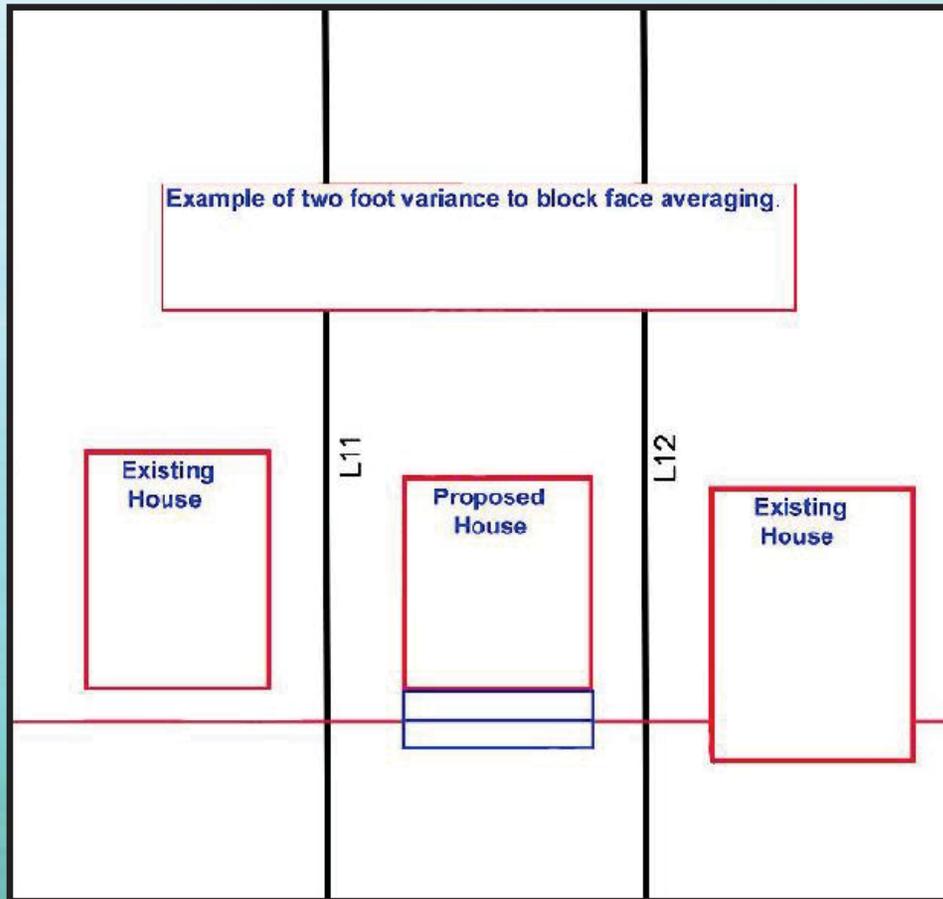


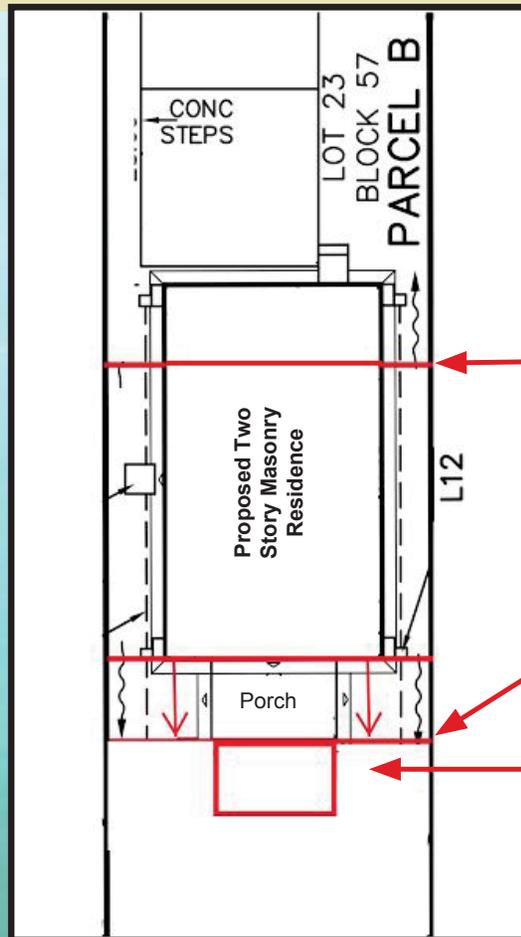
2112 Palmetto 12/12 Roof Pitch



Block Face Averaging Requirements

- What is Block Face Averaging?
- How is it administered?
- How are exceptions managed?
- Why have Block Face Averaging?
- How is it working?
- The front yard setback may vary up to 2 feet forward or behind the Block Face Average front yard setback.
- Discussion of a modification to this aspect of the Overlay design standards.





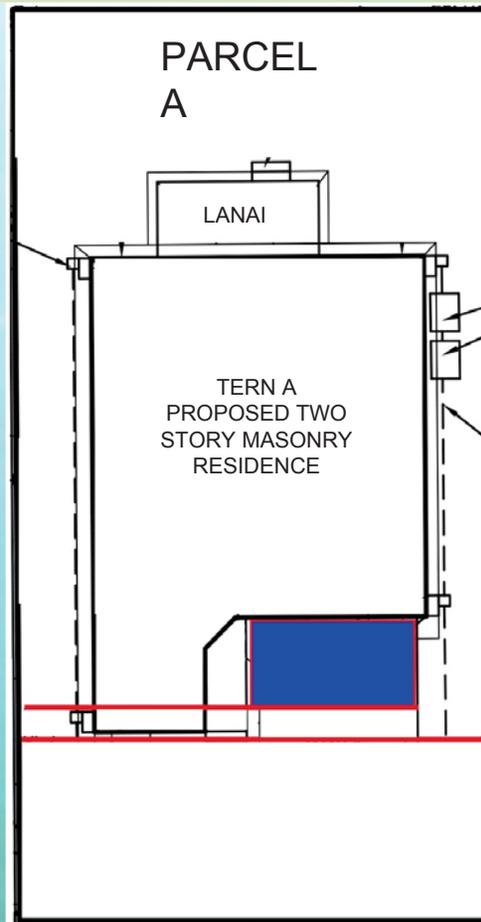
Rear of house adjustment for front setback

Front façade adjustment for front setback

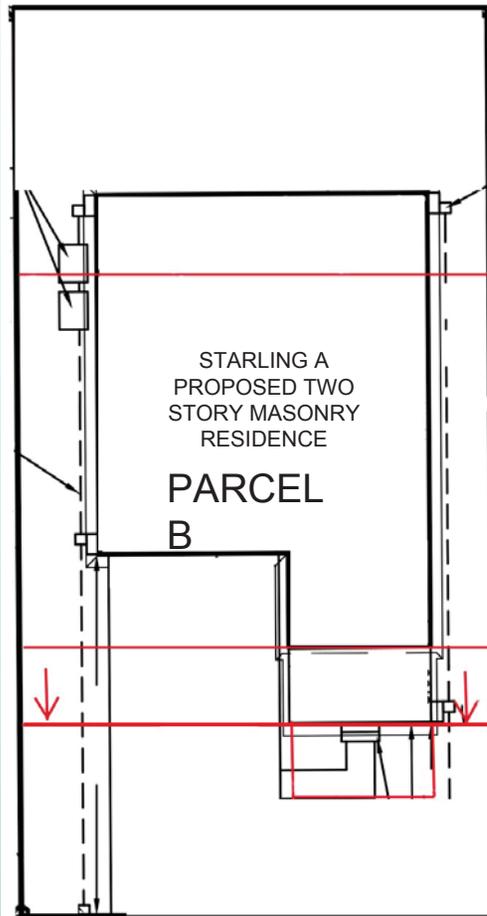
If an open porch is allowed into the BFA setback

Enclosed Vehicular Garage Entrance Setbacks

- Managed by both Urban Design and Transportation Department
- Current requirements
- Challenges to the requirements
- Reduce the Garage setback requirement from 8 feet to 2 feet
- Allow open porch to be credited towards the garage setback
- Allow an open porch to be placed forward of the BFA
- Discussion of a modification to this aspect of the Overlay design standard



Proposed 2 foot garage setback



Rear of house adjustment for front setback

If an open porch is allowed into the BFA setback









West Tampa Overlay Summary of Proposed Changes

- Roof Pitch flexibility – change required pitch from 6/12 to allow variable pitches between 3/12 up to 12/12
- House front may vary up to 2 ft. forward or backward of Block Face Average line
- Reduce garage setback requirement from 8 ft. to 2 ft.
- Allow open front porch depth to be credited toward garage setback requirement.
- Allow open front porch to be placed forward of Block Face Average line.



Benefits of Changes to West Tampa Overlay

- Allows more attractive and diverse development of vacant lots and derelict structures that are currently blighting the community
- Provides more variety in housing styles, sizes, and 1 story options
- Increases parking options and reduces need for on-street parking
- Fewer vehicles parked on street reduces chances of auto theft and vandalism and increases motorist and pedestrian safety
- More flexible regulations minimize “red tape” and reduce housing costs



Community Outreach Meetings

- West Tampa Chamber Board of Directors April 12, 2018
- Old West Tampa Neighborhood Association & Crimewatch April 23, 2018
- Macfarlane Park Association and Neighborhood Watch April 25, 2018
- West Riverfront Neighborhood Crimewatch Association April 26, 2018
- North Hyde Park Alliance May 2, 2018
- West Tampa CRA Community Advisory Committee May 29, 2018

*Representatives of North Hyde Park and Armory Gardens Civic Associations attended one or more meetings listed above



THANK YOU!