

BALLAST POINT
COMPREHENSIVE NEIGHBORHOOD PLAN
FOURTH DRAFT

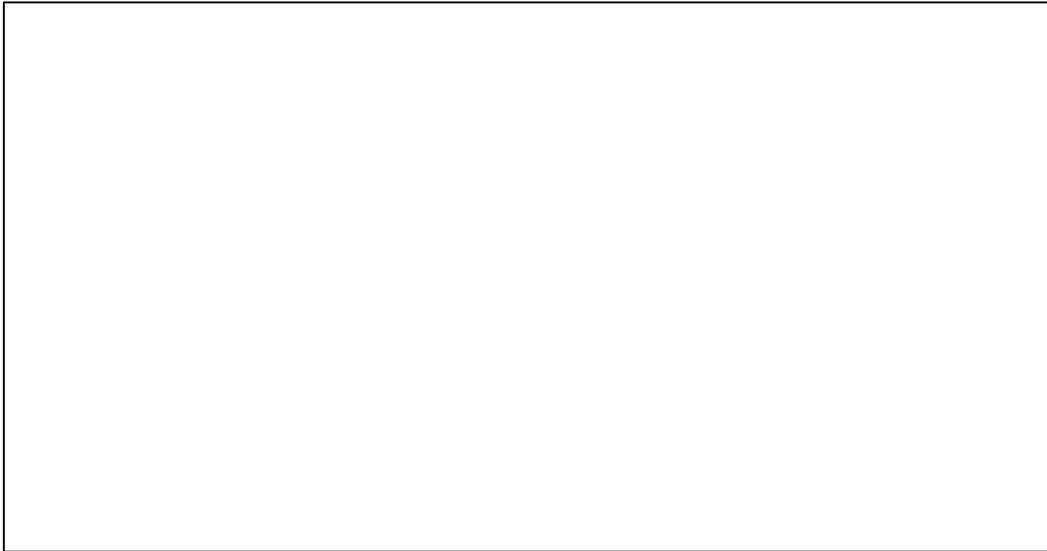


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Draft 3 - July 8, 2003

INTRODUCTION DRAFT

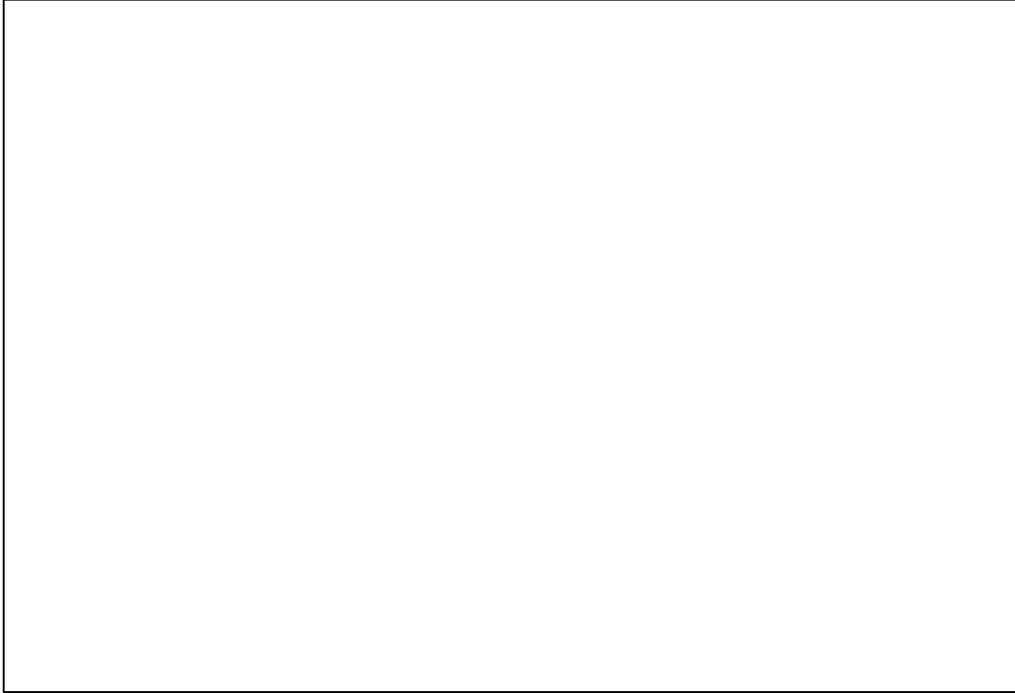


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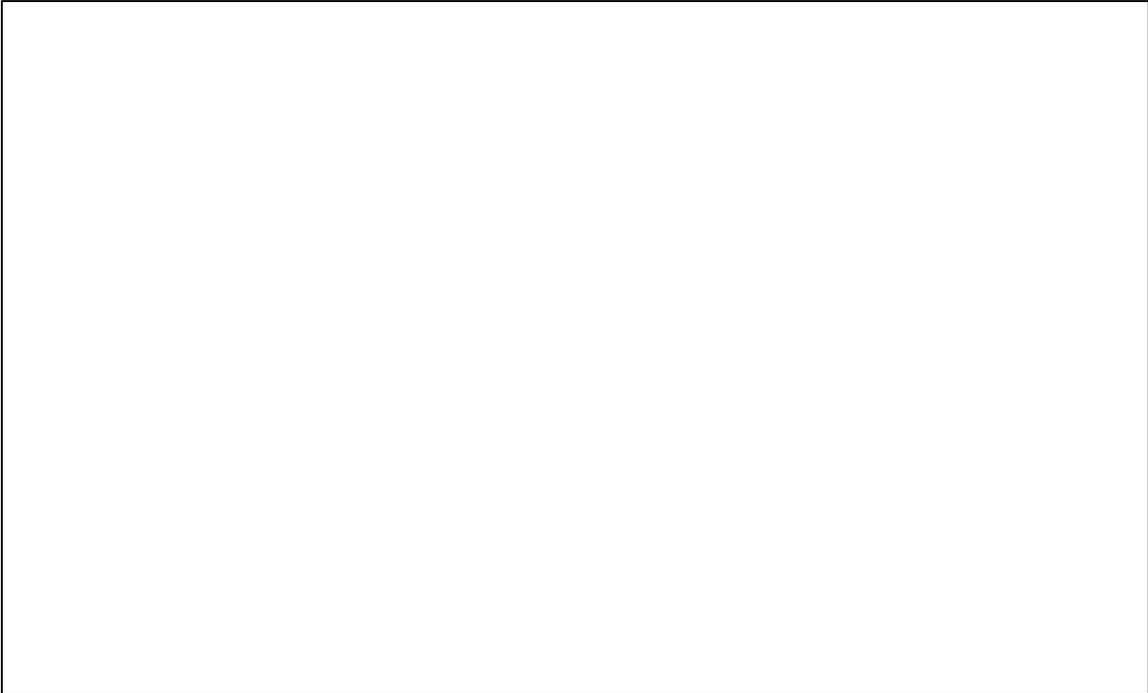
WHERE GRAND OAKS MEET THE BAY

Ballast Point is a unique neighborhood in the city of Tampa thanks to a combination of four characteristics which no other community in the city shares: close proximity to downtown Tampa, Ybor city and the Channelside entertainment district, a large number of mature trees, particularly grand oaks, a waterfront complete with a park; and a geographic location that severely limits the amount of traffic that can move through our streets.

Our vision is a neighborhood that changes over time, as all neighborhoods must, but that maintains and builds upon its individuality rather than becoming a homogenous replica of other parts of the city.

To this end, we see a community where traffic is highly concentrated on a very small number of roads; where parks are developed and improved to their highest potential; where building heights and multi-residential buildings are carefully restricted; where small businesses provide services and amenities that can be used and enjoyed by our residents; where trees are jealously guarded and carefully protected by law; where recycled water is available to water and beautify our landscaping, storm sewers properly and adequately drain rainwater and potable water pressure is sufficient to serve our needs; and, where neighbors know neighbors and gather together regularly to celebrate and enjoy the beauty and ambience of our wonderful neighborhood.

COMPREHENSIVE PLANNING DRAFT



COMPREHENSIVE PLAN MISSION STATEMENT:

Produce, implement, and manage a long-term comprehensive plan that will protect and enhance the quality of life in the Ballast Point neighborhood, and meet with the enthusiastic approval of the neighborhood residents and businesses as well as the appropriate governmental agencies.

COMPREHENSIVE GOAL:

Through the neighborhood survey, workshops, and other interactions with the constituents (residents and businesses) of Ballast Point, the constituents have expressed a strong desire for this plan to achieve the following comprehensive goal. Therefore, it is the intent of this plan to:

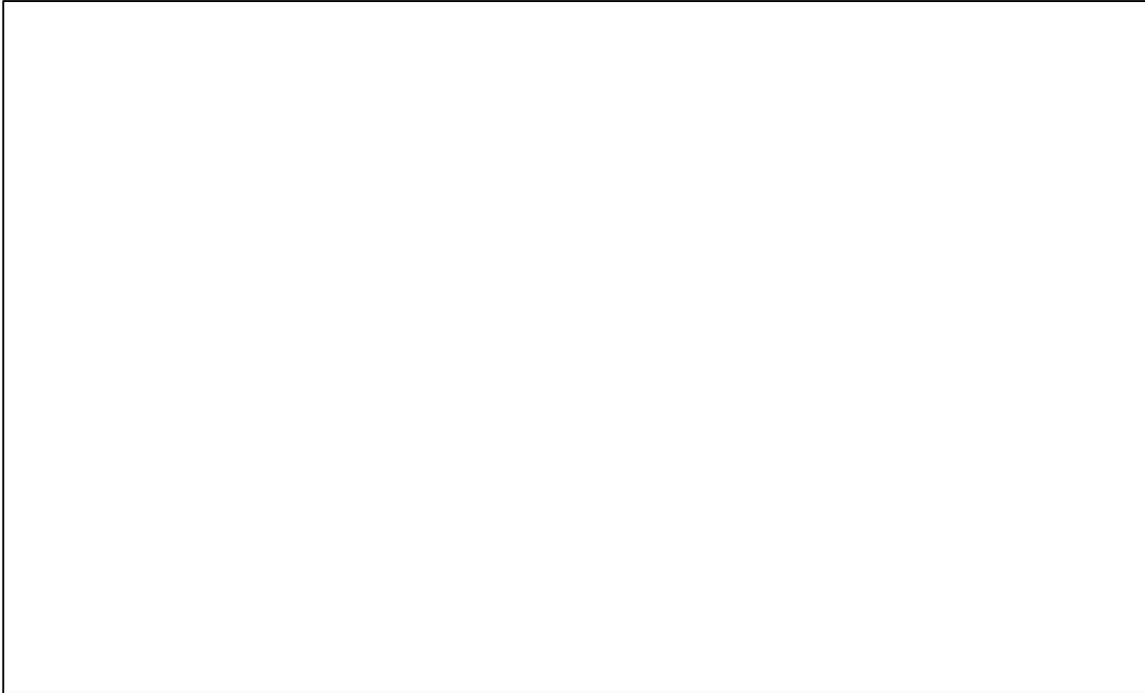
Maintain and enhance an excellent quality of life in the Ballast Point neighborhood, characterized by a calm and pastoral ambience, and supported by the following:

- **Low-density, low-rise residential land-use.**
- **Appropriately placed and appropriately scaled commercial development as necessary to support the neighborhood.**
- **A significant canopy of trees.**
- **Pedestrian-friendly streets, separate from (but linked to) regional transportation.**
- **Calm traffic.**
- **Low noise.**
- **Effective parks and recreational opportunities.**
- **Environmentally sustainable conditions and activities.**
- **An effective infrastructure system.**
- **Diversity in all aspects of neighborhood structure, influence, and activity.**

IMPLEMENTATION/RESPONSIBILITY:

The constituents of Ballast Point are responsible for its future. It is the intent of this Plan to place the primary responsibility for achieving its goals with the constituents of Ballast Point. The plan understands the responsibilities of governmental agencies both to encourage our efforts and to regulate our actions, and attempts to direct governmental policy and action when appropriate to achieve the goals stated herein.

**LAND USE
DRAFT**



MISSION STATEMENT:

Influence land development in a manner that protects and enhances the quality of life in the Ballast Point neighborhood, recognizing Ballast Point as primarily residential neighborhood, with appropriate commercial development intended to serve primarily the neighborhood residents.

Comprehensive Land Use Plan:

Goal: This plan recognizes and supports enforcement of the Comprehensive Land Use Plan, dated , and adopted by

Implementation: Provide input to the Planning Commission for updates to the Comprehensive Land Use Plan, including minor corrections as reported to the Ballast Point planning group. Support only those projects which are in strict adherence to the Comprehensive Land Use Plan.

Residential Nature:

Goal: Maintain the low-density, low-rise residential character of Ballast Point, with commercial development only as necessary to support the neighborhood. Encourage the restriction of multi-family and commercial developments to the major corridors (Bayshore, Gandy, MacDill, Interbay) in the neighborhood.

Implementation: Provide unified input into land-use plan revisions. Effectively lobby for land-use goals stated herein. Maintain an active voice in zoning and variance hearings. Also see the Goal “Effective Government Support and Cooperation.”

Building Height:

Goal: Limit all new development within the Ballast Point neighborhood to three stories in height (or an equivalent height expressed in feet). This is in recognition of Ballast Point's desire to maintain the residential character of the neighborhood.

Implementation: Seek enactment by the City of a Special Overlay District that would have the force of law. In the interim, actively lobby against any efforts to exceed the desired height.

MacDill Avenue and Gandy Boulevard:

Goal: More enlightened and comprehensive development along MacDill Avenue (from Gandy Boulevard to MacDill AFB) and Gandy Boulevard (from MacDill Avenue to Bayshore Avenue) that meets the goals of the Ballast Point Comprehensive Neighborhood Plan, including neighborhood-scale development, and presents an alternative to strip development with its accompanying traffic, aesthetic, and safety problems.

Implementation: Seek funding for a special development plan along MacDill Avenue and Gandy Boulevard. Seek enactment by the City of a Special Overlay District that will have the force of law and would achieve the above goal. In the interim, work with the City to procure research and study of potential planning tools that would allow a more enlightened approach to development along MacDill Avenue.

MacDill Air Force Base:

Goal: MacDill AFB continues as an honored and respected neighbor, with integrated physical planning between the Base and its neighbors.

Implementation: Continue to support the efforts of the Base to integrate its facility planning process with the larger community. Ballast Point supports the Base's efforts to maintain low-density development around the Base, for safety, security, and quality-of-life reasons. Ballast Point recognizes the Accident Potential Zones (APZ I and APZ II) as defined by Figure 4.3 in the Air Installation Compatible Use Zone Resource Book, dated April, 1998. We encourage that no increase in residential density be allowed in APZ I and APZ II be permitted. If appropriate and necessary, place APZ I and APZ II in a special overlay district.

Effective Government Support and Cooperation:

Goal: Effective, predictable, and fair enforcement of ordinances and rules in the consideration of permitting, zoning, land-use, variances, and other neighborhood issues that arise from time to time.

Implementation: This Plan recognizes that the City of Tampa has various ordinances and rules in place to have a positive effect on the future development of Ballast Point. In most cases, effective enforcement of those ordinances and rules is all that is necessary for effective control. Lobby for effective enforcement of rules, including a finite and rigorous definition of "hardship" in rezoning and variance issues. Where existing rules are found to be ineffective, lobby for passage of more effective legislation.

INFRASTRUCTURE DRAFT



MISSION STATEMENT:

Provide and maintain an infrastructure that will appropriately serve the residents of Ballast Point, and will also enhance the environment and ambience of Ballast Point.

Streets:

Goals: Maintain and enhance the neighborhood character of our streets, avoid street widening and other actions to facilitate non-neighborhood traffic in Ballast Point. Other goals related to our streets are addressed by the Transportation Component.

Implementation: Addressed by the Transportation Component.

Sidewalks, curbs & gutters:

Goals: Safe pedestrian use of our streets in Ballast Point, facilitate the construction of sidewalks on one side of our streets, including main traffic arteries, cut-through streets, and neighborhood streets. Facilitate the construction of concrete curbs and gutters as a method of managing both traffic, parking, and stormwater systems.

Implementation: Establish priorities for sidewalks, and lobby the City for their construction. Establish a policy that requires all new street construction to include sidewalks and curbs & gutters.

Street lighting:

Goal: Replacement of old utilitarian-type poles with street lights of a neighborhood character, not exceeding 12 feet in height. This is considered appropriate in casting light under the canopy of the oak

trees in the neighborhood and in discouraging the somewhat indiscriminate trimming of trees to accommodate lighting systems.

Implementation: Work with the City to establish a standard-design street light pole appropriate for Ballast Point. Seek special funding for implementation. Establish diligence in seeing that this standard is adhered to, as street lighting is maintained and improved.

Potable water:

Goal: A stable and acceptable flow and pressure of potable water within the public water system.

Implementation: Work with the City to document water pressure and other problems as they arise. Use this information to lobby the City to accomplish a stable and acceptable supply of potable water.

Reclaimed water:

Goal: A public reclaimed water system for the neighborhood.

Implementation: Lobby the City to continue the recycled water system to and throughout Ballast Point.

Garbage and trash:

Goal: Maintain and improve the garbage pickup system that is in place. Improve compliance with the rules and conditions of garbage pickup. Maintain and improve the recycling system that is in place.

Implementation: Encourage residents to take advantage of the recycling system. Encourage residents to use the garbage pickup system within the rules and conditions established by the City. Lobby the City for effective enforcement of solid-waste rules.

Stormwater:

Goals: Develop innovative water retention options. Maintain a volume of water (e.g. the first two inches of rainwater) within the neighborhood before going into more regional systems and into Tampa Bay. Improve enforcement of stormwater regulations in the neighborhood. Improve maintenance of stormwater systems, including the cleaning of pipes and ditches to maximize their effectiveness.

Implementation: Work with the City to develop water retention options, including new methods and devices to manage pollutants. Work with the City to enhance enforcement of stormwater regulations and to maintain stormwater systems. Where existing regulations are inadequate, seek more rigorous codes.

Sanitary Sewer:

Goal: Maintenance of the existing sanitary sewer system, which appears to be acceptable to the constituents.

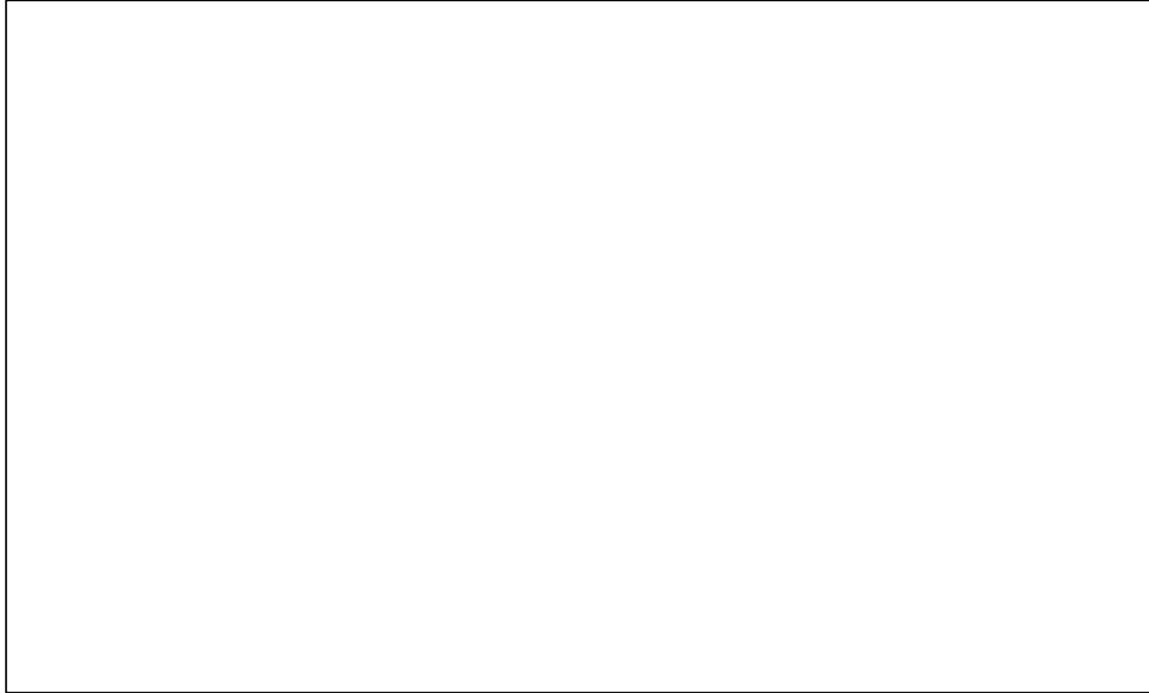
Implementation: Work with the City to assure satisfactory maintenance of the system, including the expansion of the system as required for new development.

Electrical, telephone, cable wiring:

Goal: Move all wiring underground, over a reasonable time frame.

Implementation: Require that all new construction, including single-family homes, have underground wiring to street. Require that all new development include underground wiring throughout the development. Work with TECO, phone companies, and cable companies to develop standards and implementation strategies for replacing existing wiring with underground service.

TRANSPORTATION DRAFT



MISSION STATEMENT:

To facilitate the safe and orderly flow of residential, commercial and transient traffic in our community while minimizing the impact on the residential nature and ambience of Ballast Point.

To develop and explore alternative transportation modes consistent with a residential community.

ASSUMPTIONS FOR PLANNING:

MacDill AFB will continue to be operational indefinitely and the base and supported population will remain similar to current levels.

The (only) two north-south arteries are and will be MacDill Avenue and Bayshore Boulevard.

The (only) two east-west arteries are and will be Gandy Boulevard and Interbay Boulevard.

Ballast Point residential population will continue to gradually increase due to new development and in-fill projects.

Major Intersections:

Goal: Installation of devices and designs that provide for the safe accommodation of both pedestrian and vehicular traffic, including crosswalks, sidewalks, traffic circles (as a possibility), signalization, turn lanes, etc.

Implementation: Work with the City and other transportation agencies to produce appropriate intersection designs in accord with the goal. Lobby for funding, including grants, for installation of the designs.

Cut-through Streets:

Goal: Installation of devices and designs that reduce the use of cut-through streets. Where use is continued, reduce the speed of cut-through traffic.

Implementation: Identify streets that have significant cut-through traffic. Provide diligence so that the City and other transportation agencies work to provide devices and designs that reduce, rather than facilitate, cut-through traffic. Encourage traffic-calming devices on cut-through streets.

Vehicular Traffic Speed:

Goal: Reduction of vehicular traffic speed to more appropriate levels for a primarily-residential neighborhood, particularly along the major arteries.

Implementation: Work with the City and other transportation agencies to document problem streets. Work to reduce speed limits where appropriate. Establish an organized effort to lobby for traffic calming devices and speed-limit enforcement, and against speed-facilitating efforts, such as street widening.

MacDill AFB Traffic:

Goal: Bayshore Boulevard becomes only a secondary route for access to MacDill AFB.

Implementation: Work with MacDill AFB officials to assure that internal planning for the base includes a reduced role for the Bayshore Gate. Explore the opening of the MacDill Avenue gate (possibly on a limited time schedule). Explore the elimination of Crosstown Expressway tolls for MacDill AFB personnel at certain times. Encourage programs that emphasize AFB carpooling and alternate modes of transportation.

Alternative Modes:

Note: Also refer to the Parks and Recreation Plan and the Infrastructure Plan regarding sidewalks, greenways, etc.

Goal: Enhanced pedestrian, bicycle, greenways, trails, and other alternative transportation modes throughout Ballast Point, both as transportation and recreation devices.

Implementation: Work with the City to identify opportunities to develop alternative modes. Develop a priority list for alternative modes. Implement the portions of the Parks and Recreation Plan and Infrastructure Plan regarding overlapping elements.

Landscaping/Ambience:

Goal: Enhanced landscaping along major roads, with emphasis on intersections, as a method of enhancing the neighborhood character of Ballast Point.

Implementation: Work with the City and other transportation agencies to achieve a landscape plan for major nodes and identify funding sources for same.

**PARKS AND RECREATION
DRAFT**



MISSION STATEMENT:

Protect and enhance the existing recreational opportunities in Ballast Point, seize opportunities to expand recreational opportunities and spaces, and establish an attitude of ownership of our parks among the residents of Ballast Point.

Overview:

The amount of open space and facilities available for public use within the Ballast Point area is extensive. There are two developed City parks (Ballast Point Park and Gadsden Park) and one undeveloped/unrestored ELAPP (Environmental Lands Acquisition Protection Program) property in Ballast Point. The residents also make some use of the playground at Ballast Point Elementary School. Also of note, according to neighborhood survey responses, is that the “Bayshore Sidewalk” is listed second only to Ballast Point Park as the most used public space for recreation. It is assumed that the Bayshore sidewalk includes the contiguous sidewalk north of Gandy Boulevard as well as the sidewalk that continues south to MacDill AFB. Public facilities include the community/fitness center at Ballast Point Park, as well as the pier and concession building.

The top-ranked recreational activities of Ballast Point residents are:

- Walking/jogging
- Biking
- Gardening
- Fishing/Boating

Ballast Point Park:

Also known as “Jules Verne Park”, Ballast Point Park includes a passive park, picnic facilities, fishing pier, concession stand, boat ramp, and fitness center. With the exception of the fitness center, the park is used for somewhat passive recreation. It is often used to celebrate children’s birthdays and similar special occasions. The park also includes a small triangular piece across the street from the main park.

Goal: Implementation of the master plan established under the “Parks Forever” program.

Implementation: Establish an organized lobbying effort to capture funding for the implementation of the master plan.

Gadsden Park:

Gadsden Park is a 40-acre parcel that includes a large lake, softball and baseball fields, and several picnic structures. Its location just north of MacDill AFB at the southern end of MacDill Avenue causes it to be under-utilized. It is situated such that it can be an integral link to the Tampa Greenway extension to Picnic Island and the Friendship Trail. There is no master plan for Gadsden Park (confirmed by City Parks Department, Mr. Ross Ferlita). There is a recently-complete dog park that is currently in use.

Goal: Establish and implement a master plan for the long-term development of the park, that includes the incorporation and maintenance of the dog park.

Implementation: Establish an organized lobbying effort to capture funding for the implementation of the master plan.

MacDill 48 (ELAPP Property):

Located on the west side of MacDill Avenue adjacent to the Skyview Playground, the ELAPP property is a 48-acre parcel set aside for wetlands restoration and passive recreation. There has been no significant restoration or development of the property, and it is under-utilized as a result. There is no master plan for the ELAPP property, but currently one is being produced (confirmed by City Parks Department, Mr. Ross Ferlita).

Goal: Implement a master plan for the long-term development of the park, with the input of the Ballast Point constituents.

Implementation: Establish a small committee that will participate in the planning process and continue as a lobbying group to capture funding for the implementation of the master plan.

Bayshore Sidewalk:

The Bayshore Boulevard sidewalk, both north and south of Gandy Boulevard is utilized by walkers, joggers, skaters, cyclists, etc. every day of the year. To the north of Gandy Boulevard, the sidewalk is continuous and active. To the south of Gandy, the sidewalk lacks continuity and has development on both sides. Use is less-active and at a slower pace, primarily a neighborhood asset.

Goal: Establish and implement a master plan for the long-term development of the sidewalk south of Gandy.

Implementation: Establish an organized lobbying effort to capture funding for the implementation of the master plan.

Expansion of Park and Recreational Space:

Goal: Expand the amount of space dedicated to parks, recreation, and open space in Ballast Point.

Implementation: Establish an organized effort to identify land parcels that can be recreational spaces, pocket parks, landscaped open spaces, etc. within our neighborhood. Identify funding sources for the purchase and maintenance of these spaces.

Interconnectivity:

Goal: The use of our parks and the Bayshore sidewalk, as nodes on continuous regional greenways, such as the Tampa Greenway (extension to Picnic Island) and the Friendship Trail.

Implementation: Establish a Ballast Point greenway plan, in concert with other greenway plans, and lobby government agencies for its funding, implementation, and maintenance.

ENVIRONMENT DRAFT



MISSION STATEMENT:

Promote activities that preserve, protect, restore and conserve the attributes of our neighborhood environment and that contribute to and enhance the quality of life and character of our neighborhood and its residents.

Overview:

In the 2001 neighborhood survey, the following five attributes were listed as the most critical in protecting the environment of the neighborhood (in order of importance):

Quietness/Ambience:

“Quietness” encompasses both noise (or lack of it) and the relaxed atmosphere of our neighborhood. Sounds that make life unpleasant are usually generated by human activities. Some are necessary, i.e., sirens of emergency vehicles, aircraft from MacDill AFB; others are not, i.e. home and car alarms accidentally tripped and left unattended, construction and lawn care equipment, etc.

Goal: Silence or mitigate repetitive sources of undesirable noise.

Implementation: Educate those responsible for sources of repetitive unnecessary noise so they may take action to eliminate/mitigate it. Make residents and visitors aware of noise ordinances. Identify, protect and create areas for relaxing recreation in the neighborhood.

Use landscaping and plantings to absorb noise from sources such as traffic.

Use Firehouse Cop program to control sources of noise: parties, boom boxes, domestic problems.

Use neighborhood newsletters to express a concern for noise and methods to reduce it.

Shoreline protection:

Goal: Protect and enhance the environmental quality of our shoreline.

Implementation: Survey the shoreline for environmental problems and for opportunities to preserve, protect, and restore the shoreline. Solicit the Tampa Bay Estuary Program and Tampa Bay Watch for help in this endeavor. Search and apply for minigrants to accomplish the goal.

Bay Water/Pond Water:

Goal: Maintain and improve the quality of the water in our bay and in our ponds and stormwater retention areas prior to discharge (See Infrastructure).

Implementation: Provide education and outreach programs in our neighborhood regarding clean water. Survey our neighborhood for stormwater retention enhancement and pretreatment. Survey our neighborhood for sources of improper discharge into the bay and ponds and take appropriate action. Educate and enforce the leash law and proper handling of pet waste. Reduce the practice of blowing lawn clippings into our roads and gutters.

Adopt-A-Shore – conduct periodic shoreline cleanups. Involve scouts, churches, schools and other organizations.

Trees and Landscaping:

Goal: Our shade trees and our efforts to provide appropriate landscaping define the physical character of our neighborhood and contribute greatly to the quality of life in our neighborhood. Our goal is to preserve, protect and enhance our trees and landscaping.

Implementation: Register grand oak trees.

Establish an organized lobbying effort for effective enforcement of existing tree-protection ordinances and for the enhancement of ordinances as needed to protect our trees.

Monitor tree-trimming and tree-removal activities.

Designate “canopy streets” with enhanced protection.

Encourage and reward thoughtful landscaping, especially where water-conservation techniques are incorporated.

Plant new trees.

Encourage the planting of shade trees along public rights-of-way.

Air Quality:

Goal: Maintain and improve the quality of our air.

Implementation: Establish distinct truck routes within our neighborhood. Vigorously monitor and observe rules prohibiting open burning.