

City Seeks To Update Its 2001 Redevelopment Plan

ANTICIPATES REVISIONS, ADDITIONS

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It appears that just as the years pass and perspectives change, so will the Temple Terrace Community Redevelopment Area Plan.

"It's normal for cities to update plans every five to six years," said redevelopment director Ralph Bosek. "It needs to be flexible so it allows us more options."

The original CRA plan was adopted by city council in 2001. It was created to define and provide for enhancements of the city's downtown center business district. It outlined the area's redevelopment design concepts and architectural principles that in turn were included in the city's 2005 Comprehensive Plan amendment.

Some of the objectives included in the 2001 plan were creating greater density through mixed-use residential, office and commercial development; protecting existing neighborhoods; providing green space; promoting affordable housing opportunities; and implementing the city's master development plan. But it appears that times are changing.

With the guidance of Tampa consultant firm WilsonMiller, the city's community services staff assembled a packet of inclusions projected to be in the redevelopment area update.

The packets were handed out at Tuesday evening's workshop of the Community Redevelopment Agency prior to the council meeting. The agency is comprised of the mayor and city council members.

In the packet, Bosek proposed adding the 2005 council-approved 21-point redevelopment framework features. Some of those features include requiring Mediterranean/New Urbanism design, six-story buildings limits, completing a two-phase redevelopment project in six years and a revitalization oversight committee.

Bosek also suggested the committee incorporate the city's 2020 Vision Goals in the revised redevelopment plan. Among its 10 goals are completing the downtown redevelopment project, creating new housing and shopping opportunities for seniors, making the city more walker- and bicyclist-friendly, maintaining its small-town atmosphere and enhancing economic potential through redevelopment.

PLAN

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Councilman Frank Chillura would prefer that the new housing clause include all age brackets.

"It should simply say 'create more housing opportunities' because it's not a matter of housing for the old or young," he said.

Bosek concurred.

"We also don't think we have to provide senior subsidized housing in the CRA - we've already provided enough of that."

The redevelopment director also advised the Community Redevelopment Agency to consider including the city's redevelopment overlay district's interim design guideline approved last year.

The document outlines Mediterranean-style architecture in its building code for new business structures and

those undergoing major renovations. Single family homes are exempt.

"I suggest you go through and make it your plan because this is what's going to happen in the CRA," Bosek said.

At the request of Mayor Joe Affronti, city staff will "clean up" the projected plan with input from the Community Redevelopment Agency. The agency will revisit the issue at its May 1 meeting.

The 225-acre downcenter center business district comprises the southwest corner of the city limits surrounding the North 56th Street and East Busch Boulevard intersection.

It's bound by the Hillsborough River to the south, 98th Avenue to the north, the city of Tampa to the west and Ridgedale Road to the east.