

Community Workshop – Small Group Exercise Summary Results

A public workshop was conducted on Wednesday, May 15, 2019 (5:30 to 7:30 P.M.) at the Children’s Board Conference Room located at 1002 East Palm Avenue, Tampa, FL 33605. After an initial project definition and topic overview presentation, the consultant team and partner agency personnel facilitated a Small Group Exercise with attendees. Participants were asked to identify the Positive and/or Negative conditions that are affecting the Ybor City District. Using a series of topic area tables, participants provided written post-it notes comments on aerial exhibits. The topic areas related to major planning assessment areas that the consultant team are investigating as part of the project. Participants were then provided 5 blue dots and asked to mark the most-important comments identified on the aerials. The following table summarizes the aerial comments provided and dot vote ranking of importance. The following information is a summary report of the exercise.

Table Topic Area	Participant “Notes” Received	Summarized “Dot” Ranking
Healthy Community Design	<ul style="list-style-type: none"> ○ Too much surface parking ○ Need more green space close to residential ○ Urban agriculture to people access to healthy fresh food and build community ties ○ Increase and promote urban agriculture as part of community health ○ More street trees ○ Better public transportation. La Segunda is authentic Ybor. Save this location consider more mom and pop north of I-4 ○ Grocery store ○ City grocery store ○ Stormwater park ○ Nice and maintained landscaping ○ Lack of green space and architecture ○ Need safe ways to walk and bike to downtown Tampa, Tampa heights, channel side ○ Health desert ○ Ybor version of Wynwood / art studios / art district / residential / work ○ Dog park anywhere ○ Centralized rail station ○ More park space ○ Centennial park as a community focal point ○ Redevelop surface lots near TOD ○ Better accessibility to water park under I-4 ○ Better lighting for safety ○ No grocery. We need bodegas. Publix will be on trolley line in months. 	<ul style="list-style-type: none"> ○ Need a grocery store – 8 ○ Better Lighting for Safety – 2 ○ Need more green space – 2 ○ Urban agriculture – 2 ○ Nice maintained landscaping – 1 ○ Stormwater park – 1 ○ Parks for community - 1 ○ Quarter needs to recycle – 1 ○ Rail station – 1 ○ Healthcare desert – ○ Ybor version of Wynwood – 1 ○ Dog park – 1 ○ Too much surface parking – 1

	<ul style="list-style-type: none"> ○ Trees and green ○ Health is based upon food consumption. Why is there not a real farmers market, fresh fruit, veggies, fish, meat, etc. ○ Community and tourism should be valued. However, treated different. Each have different needs. Both important. ○ Parks for communities ○ Parks for tourist ○ Eyes on space. ○ Increase accessibility ○ The quarter apartments doesn't recycle ○ Not the "now" residents you are trying to treat with this "vision" ○ Keep in mind that these are the people whose lives you're supposed to be thinking about ○ We need bodegas, not grocery store. Publix will be on the streetcar line ○ Park along 21st / 22nd street can house community amenities, playground, park, recreation center, exercise 	
Retail	<ul style="list-style-type: none"> ○ Remove the downtown interchange ○ Few or no chain stores. Incentivize local shops. ○ Expanded farmers markets like South Bend. Serves locals is also destination, daily use. ○ Reconnect Tampa Park better to district. ○ Connections to channel district, retain quality of place/history, basic need retail uses ○ Require first floor retail in new buildings ○ Provide better pedestrian crossing of CSX rail line. ○ Revitalize west of Nuccio grid ○ Create spaces to celebrate diversity of Ybor minority owned businesses ○ Remove Nuccio and reestablish street grid ○ Urban farms for residents ○ Maintain independent businesses for historic nature of Ybor City ○ More retail and markets ○ Quality of place - hotels and retail ○ Eliminate surface parking lots for developments, do parking maximums ○ Stop first floor offices, keep for retail. Offices on 2nd and 3rd floors ○ Keep Ybor weird...you know like Austin. ○ Resident amenities, including grocery, dry cleaners, gym 	<ul style="list-style-type: none"> ○ Maintain independent businesses – 7 ○ More extensive / daily farmers market - 4 ○ Local co-op community gardens – 3 ○ Residential supportive retail uses (grocery, dry cleaners, gym) – 3 ○ Art district along Adamo - 2 ○ Luxury hotels – 1 ○ Alternative apparel expansion – 1 ○ Walk in clinic – 1 ○ Reconnect CRA 2 (NE) to district – 1 ○ Urban agriculture – 1

	<ul style="list-style-type: none"> ○ Mom and pop food options ○ Better food options, a food hall like Armature Works but less of a rip off ○ Art district opportunities. The youth in the area need this. ○ No office depot centers ○ Improve 22nd / Adamo intersection for pedestrians ○ Introduce 4-way stops on E 4th Ave ○ Revive cigar factory buildings ○ Mixed-use with parking garages are very important ○ LaFrance is very successful. Why not an entire street of alternative apparel ○ Remove block barriers at 20th street ○ Grocery, like trader joes or Duckweed ○ Walk in clinic ○ Promote local co-ops community gardens ○ Improve 26th avenue to be more bike friendly 	
<p>Land Use & Urban Form</p>	<ul style="list-style-type: none"> ○ Higher buildings along edges of district and dissipate as you in ○ Offer more luxury housing options (high-rise, condos) ○ More retail for people living these, less nightclubs ○ How is diversity of existing community being reflected in the design of Vision 2020? Authentic and unique are used to describe Ybor. How do we guarantee it? ○ New development takes on historic characteristics ○ With all the construction, does Ybor plan on help keeping the historic standards like building height and design? ○ Keep / maintain integrity of Ybor's history and architectural character ○ I think height restrictions should remain historic cities like DC maintain a height limit. It would detract from historical value. ○ Apartments are partially in historic district ○ Keep library ○ Walking connection to Channelside along trolley line ○ Better and safer walking and biking from Ybor to downtown Tampa and Tampa heights ○ Max 60 feet for building height ○ Parking contained within buildings ○ I live here. I like nightclubs. Tourism vs community ○ Rooftop gardens 	<ul style="list-style-type: none"> ○ Walking connection to Channelside – 8 ○ Authentic and unique development - 4 ○ Housing – affordable (east) – 3 ○ Increased building heights – 3 ○ More Affordable housing (east side) – 2 ○ More local business protection – 2 ○ More retail – 1 ○ Development along Adamo – 1 ○ Storefront / façade protection like St Pete - 1

	<ul style="list-style-type: none"> ○ Pedicabs from parking garages and create walking / biking only streets to improve health in community ○ Multiuse parking, top-floor oriented garden, restaurant, etc. vertical gardens to take away eyesore of parking garages ○ Affordable housing ○ Adamo drive area is ripe for development, unique, interesting housing, and community centers – turning industrial remnants into condos, lofts, food halls will make safer and improve walkability in this district ○ I envision Ponce City Inlet in Atlanta. Rollerblading, biking, restaurants, markets, living, yoga ○ Walking trail north-south and east-west, green space, art pavilion ○ Maintain current height policy on buildings. None exceeding current conditions. 	
<p>Parking & Mobility</p>	<ul style="list-style-type: none"> ○ Bring greenway bike lane into Ybor ○ Continue the free usage of streetcar ○ ATM parking in Centro Ybor ○ Downtowner area to be available to 7th Avenue ○ Parking, added garages, less private lots ○ Turn them into development ○ Palm or 7th Ave – advocate to linking to the streetcar expansion making a loop ○ Bus routes. Free TECO streetcar being expanded to Tampa Heights while poorer neighborhoods get a bike lane. Who is filling the potential low wage jobs? ○ Broken glass on street from theft less in last 14 months ○ Better and safer bike and walk connection to Tampa downtown and tamp heights ○ Enforce on-street parking abuse ○ Parking garage is preferred over surface lots, safer, greater density, regulated after hours (after 2-3am) ○ Use access to port channels ○ Maintain walkability ○ Parking issues for residents during events and weekends. No parking tickets given at these times. ○ Passenger rail station in center of district 	<ul style="list-style-type: none"> ○ More restricted parking for local businesses; employees having hard time with having to pay for parking multiple times per shift. -9 ○ Bring Greenway bike lane to Ybor. - 6 ○ Better connection between surrounding neighborhoods via streetcar, greenway, Riverwalk connection etc. – 4 ○ Better connection to less affluent areas - 2 ○ More 15 min load/unload parking for quick access to restaurants ○ Residential access to permits – 1 ○ More parking at East side (lots / garages) - 1

	<ul style="list-style-type: none"> ○ Keep on-street parking affordable to the public and not set aside for hotel and other private use. ○ Land is very limited so need to build new parking garages. Mix-use is good ○ Free street car continuation. Connection to East Tampa is critical ○ Restore all brick roads ○ 2008 19th street needs access to residential parking permits – currently excluded ○ Extend residential permit areas ○ Need city parking garage at fire station lot ○ Increase parking ○ No new surface lots ○ Connect downtown with Ybor, tamp heights, channel, harbor island and west river ○ Promote ride sharing and care sharing ○ With new developments happening, will Ybor city boundaries change? ○ Horrible street parking on Friday and Saturday night by 2nd, 3rd, and 8th area ○ Streets not well lit in YC2, extend 23rd and 8/9th ○ Parking garage on east dies of YC ○ No regulation on parking resulting in overflow nightclub parking ○ Don't forget East Tampa ○ Maintain walkability ○ Expand the lighted, safe walking areas south of 7th and north of Adamo ○ Residential access to permits ○ More 15-minute load/unload spaces for quicker access to ATM, in/out restaurants) ○ Better connection between neighborhoods ○ More parking east side *lots/garage) ○ Speed tables @ busy intersections ○ Mixed-use garages ○ Better connection to less affluent areas (Hyde park N) ○ More restriction parking for locally owned (employees only) ○ Bring greenway, bike lane to Ybor 	
Open Space & Infrastructure	<ul style="list-style-type: none"> ○ Eliminate the downtown interchange, remove I-4. ○ Website listing upcoming events and road closures ○ Remove Nuccio parkway, remove dead end streets reintroduce street grid, rezone appropriately, HC to sell all property in district 	<ul style="list-style-type: none"> ○ More parks, public green space, with vegetation and active walkable areas – 8 ○ Why are you here TECO – 3

	<ul style="list-style-type: none"> ○ Bio-retention to capture stormwater ○ Chiller plant expansion ○ Connect the neighborhood better to the rest of district ○ What are you here TECO? ○ Grocery store ○ Historic grid ○ Restore brick streets ○ Public green space, park, active/activate ○ No parks for sports, pickup games, connect streets ○ Community parks needs ○ Make pedestrian friendly ○ Stormwater systems here and keep flex parcels industrial and residential uses ○ Remove and make better housing for everyone ○ Highway buffer for sound, landscape or large complexes like Bainbridge ○ Open this street up ○ Reduce speed on Palm Ave, make more ped friendly ○ Stormwater releases for toilet flushing and irrigation ○ Sidewalks on north-south streets in east YC-2 ○ Sell all county owned properties ○ Put the sheriff's office up for RFP and move them to Brandon, more parks and vegetation and walkable areas ○ No surface lot parking ○ Add 4 way stops along 4th and 5th ○ Make 22nd / Adamo intersection ore pedestrian friendly ○ Concerned that additional parks and open spaces will become a home or haven for homeless ○ Make 26th street more bike friendly 	<ul style="list-style-type: none"> ○ Put the sheriff's office up for RFP and move them to Brandon – 2 ○ Keep library – 1 ○ Stormwater systems and keep flex space industrial and residential – 1 ○ Connect port to district – 2 ○ Concerned that additional parks and open green space will become home or haven for homeless – 1 ○ Eliminate the downtown interchange, remove I-4 - 1 ○ Bio-retentions to capture stormwater and greenway on street - 1 ○ Chiller plant expansion - 1 ○ Highway buffer for sound - 1
<p>Miscellaneous</p>	<ul style="list-style-type: none"> ○ No Interstate-4 expansion ○ Put stadium on Tampa Park Apartment site ○ Stadium is not authentic Ybor. ○ Disagree, baseball is Ybor city. ○ Art lofts along Adamo ○ More Saturday market spaces ○ Celebrate the diversity of Ybor more minority owned business. Ybor should mirror its inhabitants 	<ul style="list-style-type: none"> ○ Diversity – consideration of immigrant history and who is welcomed in the future - 12 ○ Historic feel - 9 ○ Keep local businesses for Ybor character - 9 ○ Questions regarding boundaries – entire historic district N of I-4 - 9 ○ Concerns about gentrification - 8 ○ Loss of artist studios - 4

<ul style="list-style-type: none"> ○ Maintain historic feel ○ I like the history of Ybor ○ Develop all of Ybor historic district, not just what is national recognized ○ Why are we not discussing north of I-4? ○ Are there plans to expand east of 25th street ○ Will city boundary change to incorporate new development? ○ Are there more opportunities north of I-4? ○ Gentrification doesn't equal progress ○ Underuse of centennial park, perhaps movie nights and concerts in the park ○ Kick-off an effort to establish 4-star restaurants on 7th – using only local produce, FL beef and seafood fresh all ○ Artist studios disappearing ○ Keep library ○ More full-service community. Add grocery, retail shop, self-care ○ Keep businesses local, less chains ○ Expand social services including prevention and education services ○ Prioritize independent businesses over national mega-chains to maintain character of Ybor ○ I like diversity of Ybor ○ Parking illegal. ○ Why are these homes not included in the CRA zone 2? ○ Link port to Ybor, history ○ Art studios / flexible space ○ Consider immigrant history, anticipate the changes, who is welcomed 	<ul style="list-style-type: none"> ○ 4-star restaurants on 7th - 2 ○ Preserve culture - 2 ○ Keep library - 2
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The following table represents the consultant team’s summarized report of the exercise from all table topic area comments received.

Summarized “Dot” Comments	Blue Dot “Votes” Per Comment (Each)
<ul style="list-style-type: none"> ▪ Diversity – consideration of immigrant history and who is welcomed in the future. 	12
<ul style="list-style-type: none"> ▪ Historic feel. ▪ Keep local businesses for Ybor character. ▪ Questions regarding boundaries – entire historic district N of I-4. ▪ More restricted parking for local businesses; employees having hard time with having to pay for parking multiple times per shift. 	9
<ul style="list-style-type: none"> ▪ Concerns about gentrification. ▪ Need a grocery store. ▪ Walking connection to Channelside. ▪ More parks, public green space, with vegetation and active walkable areas. 	8
<ul style="list-style-type: none"> ▪ Maintain independent businesses. 	7
<ul style="list-style-type: none"> ▪ Bring Greenway bike lane to Ybor. 	6
<ul style="list-style-type: none"> ▪ Loss of artist studios. ▪ Authentic and unique development. ▪ More extensive / daily farmers market. ▪ Better connection between surrounding neighborhoods via streetcar, greenway, Riverwalk connection etc. 	4
<ul style="list-style-type: none"> ▪ Local co-op community gardens. ▪ Residential supportive retail uses (grocery, dry cleaners, gym). ▪ Housing – affordable (east). ▪ Increased building heights. ▪ Why are you here TECO? 	3
<ul style="list-style-type: none"> ▪ Better Lighting for Safety. ▪ Need more green space. ▪ Urban agriculture. ▪ Art district along Adamo. ▪ More Affordable housing (east side). ▪ More local business protection. ▪ Better connection to less affluent areas. ▪ Put the sheriff’s office up for RFP and move them to Brandon. 	2

<ul style="list-style-type: none"> ▪ Connect port to district. ▪ 4-star restaurants on 7th. ▪ Preserve culture. ▪ Keep library. 	
<ul style="list-style-type: none"> ▪ Nice maintained landscaping. ▪ Stormwater park. ▪ Parks for community. ▪ Quarter needs to recycle. ▪ Centralized rail station in district. ▪ Healthcare desert. ▪ Ybor version of Wynwood. ▪ Dog park. ▪ Too much surface parking. ▪ Luxury hotels. ▪ Alternative apparel expansion. ▪ Walk in clinic. ▪ Reconnect CRA 2 (NE) to district. ▪ Urban agriculture. ▪ More retail. ▪ Development along Adamo. ▪ Storefront / façade protection like St Pete. ▪ More 15 min load/unload parking for quick access to restaurants. ▪ Residential access to permits. ▪ More parking at East side (lots / garages). ▪ Keep library. ▪ Stormwater systems and keep flex space industrial and residential. ▪ Concerned that additional parks and open green space will become home or haven for homeless. ▪ Eliminate the downtown interchange, remove I-4. ▪ Bio-retentions to capture stormwater and greenway on street. ▪ Chiller plant expansion. ▪ Highway buffer for sound. 	1

