

WIMAUMA COMMUNITY PLAN



Hillsborough
County Florida



Hillsborough County
City-County
Planning Commission

Project Team

Florida Center for Community Design + Research

Taryn Sabia, Director and Project Manager
Maggie Winter, Research Associate

Hilaria Fuentes

Graduate Research Assistants:

Anastasiia Hunda

Mitali Naik

Ana Cheng

William Cook

Emilia Ribadeneira

Amy Polen

Adrian Costache

Hillsborough County City-County Planning Commission

Tatiana Gonzalez, Senior Planner

Additional Support

Center for Urban Transportation Research, University of South Florida

WTL+a

Thank you, Hillsborough County Staff and Planning Commission Staff

Prepared by

Florida Center for Community Design + Research

School of Architecture + Community Design

University of South Florida

4202 E. Fowler Ave HMS 301

Tampa, FL 33620-8340

p: 813-974-6262 www.fccdr.usf.edu



Prepared for

Wimauma Village and Hillsborough County

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The Wimauma Community

Enterprising Latinas

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Wimauma Now

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Allegany Franciscan Ministries

Wimauma Elementary School

Reddick Elementary School

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PURPOSE

In response to growing development pressure, the Hillsborough County Planning Commission and Hillsborough County initiated the Wimauma long range community design process. Its intent was to review the existing Community Plan (2008) and to contribute to a balanced Community Plan Update, Strategic Action Plan for implementing and revitalizing Wimauma's downtown vision and policy recommendations for the Wimauma Village Residential-2 plan category.

The scope is to clarify, through participatory design and consensus building, a clear set of priorities as they relate to physical, visual, functional, and health conditions of the overall community. Focus areas include the following: affordable housing, connectivity, access, community form and character, community health, the public realm and streetscape, open space conditions, infrastructure, and development or redevelopment opportunities.

The Wimauma Village Community Plan is intended to serve as a reference for prioritizing, coordinating, and maximizing investments in new development, infrastructure, and other community enhancements. The anticipated outcome of this effort will be a shared vision of how physical conditions in the Wimauma Community could evolve in a more integrated manner. Additionally, the Community Plan is intended to serve as a strategic framework for public and private-sector investment tied to a specific vision, desired characteristics and amenities, identified social capital, and set of guiding principles.

Current challenges to Wimauma Village Residential-2 entitlement decisions have underscored the need for a comprehensive vision, policy, and implementable road map.

CONTEXT & BACKGROUND

Process and Engagement

Overview

Lessons From the Community

Workshop Findings

Health, Equity, Resiliency, and Sustainability

Community Profile

Historic Context

Snapshot of Today

Demographics

Equity Index

Physical Profile

Existing Conditions and Land Use

Infrastructure

Development Patterns

Housing Typologies

Natural Resources

Downtown

Critical Needs: Well-being, Housing, Opportunity

1

2

3

4



OVERVIEW

Wimauma's Community Plan, in 2008, described a community that embraces traditional small-town character, clustered housing, preservation of native habitats, recreational opportunities, and developing commercial opportunities. "Wimauma Village values its important natural resources, including Lake Wimauma, Little Manatee River, wetlands, and Environmental Land Acquisition and Protection Program (ELAPP) lands." These values were again identified by the community as being key elements for Wimauma.

The goal of the Wimauma Community Plan Update is to serve as a reference for prioritizing, coordinating, and maximizing investments in new development, infrastructure and other community enhancements. The outcome of this effort is a shared vision of how physical conditions in the Wimauma Community could evolve in a more integrated manner. Additionally, the Community Plan is intended to serve as a strategic framework for public and private-sector investment tied to a specific vision, desired characteristics and amenities, identified social capital, and set of guiding principles.

For the Plan Update, an urban design master plan establishes a framework to review the existing conditions of the Wimauma Community and the Wimauma Village Community Plan. The framework assists in the development of priorities as they relate to physical, visual, functional, and health conditions of the overall Wimauma community by 1) updating the Community Plan for adoption; 2) developing a Strategic Action Plan for implementing and revitalizing the Wimauma downtown vision; and 3) providing policy recommendations for the Wimauma Village Residential-2 (WVR-2) plan category.

In early March of 2020, a public participation process launched. Outreach within the community included a three and a half day charrette of workshops, stakeholder interviews, and presentations. Focus areas of the workshops and interviews included discussions of affordable housing, connectivity and walkability, access and safety, community form and character, community health, public realm and streetscape improvements, open space conditions, infrastructure to support the community vision, branding and identity for Wimauma, and new development and redevelopment opportunities.



LESSONS FROM THE COMMUNITY

Community engagement provided a basis for input to generate consensus for community goals that construct a vision for the Community Plan update. There are a number of values that carry over from the Community Plan completed in 2008 to the 2020 update. The following list reflects the update to the core community values.

Core Community Values:

- **Traditional small-town character**
- Knowing your neighbor
- **Local business development**
- Support commercial development
- **Pedestrian-friendly** roads
- **Public transit**
- Encouraging clustered housing
- Preservation of native habitats
- **Natural resources** (Lake Wimauma, Little Manatee River, wetlands, & Environmental Land Acquisition and Protection Program (ELAPP))
- Development of **recreational opportunities**
- Opportunities for children and adults
- History of farming and agriculture
- Cultural assets
- **Housing that is affordable** to the community
- Accessible connections to parks
- **Education** for all ages
- Support in-school and after-school activities for youth
- Continued education for adults to support skilled employment
- Community partnerships

SURVEYS



An overwhelming majority desire more options for walking and biking.

Main Concerns:

- **pedestrian safety / traffic**
- **quality of housing**

Residents are looking for more local retail and restaurants in Wimauma.

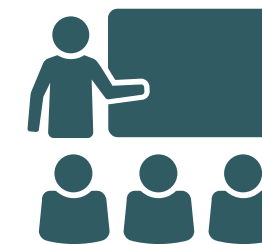
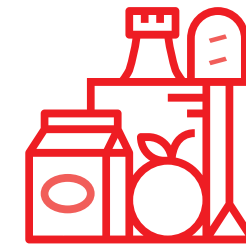
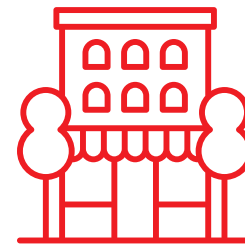
~80% of the surveyed community would shop at a farmer's market if offered.



WORKSHOP FINDINGS

Residents, business owners, organization leaders, and land owners of Wimauma expressed their **concerns** about current and future conditions in Wimauma.

- **Increased traffic congestion** on State Road 674
- Becoming a “bedroom community”
- **Maintaining natural habitats**
- Deficiency in the quality of jobs available
- Lack of **infrastructure** in downtown
- Transportation access
- Lack of access and opportunity to start new businesses or farming
- **Overcrowding at schools**, particularly at the high school
- Children cannot walk and bike safely to school
- Lack of **early childhood care**
- Lack of after school opportunities
- **Water shortages** and market instabilities of agricultural lands
- Policy requirements of the WVR2 limiting redevelopment opportunity
- Property being down-planned
- **Accommodating growth**
- Perceptions about Urban Service Boundary
- Disconnect between market analysis and WVR2 employment requirements
- Health disparities
- Access to transportation and transit
- Access to food
- Access to education
- Access to safe places



Due to the challenging nature of community outreach during the COVID-19 outbreak, the design team relied on the work of trusted community groups to verify what was heard during the workshop. The 2014 Wimauma Voices Report, completed by the Hispanic Services Council, describes similar priorities and concerns to those outlined in this report. The Hispanic Services Council reported the following top community challenges: **public safety** & security, access to **reliable and affordable transportation**, access to **affordable housing** and **healthcare**, insufficient **educational resources** for children, youth, and adults, and access to **recreational resources** for children, youth, and families. Many of these issues stem from the combined stressors of isolation and lack of transportation.

The objectives for concepts of physical and social programming are categorized under the following:

- Create urban and community design strategies that **enhance mobility** and establish a network of connected amenities throughout Wimauma.
 - Walkability
 - Public transit
 - Bicycle network and trails
 - Walking School Bus
- Articulate a distinct **vision and character** of Wimauma that reflects a town and nature relationship.
- Define and **enhance the "place-like" qualities** of the community, including the culture of Wimauma residents.
 - Enhance Wimauma's visual image
 - Public realm conditions with a focus on walking and biking.
- **Revitalize Wimauma's downtown** by leveraging infrastructure improvements to support new commercial facilities, regular farmers markets, and multi-family housing.
- **Create opportunities** for strengthening the community's **access to jobs, education, and the region**.
 - Support entrepreneurship and local business development.
- Leverage the area's proximity to local farms, **strengthening the area's cultural attributes** as contributors to the area's economic diversity.
- Create opportunities for enhancing **wellness** through the public realm, safer streets, and access to health care and food.
- **Maintain the diversity** within the Wimauma community.
- **Maintain the affordability** of the Wimauma area.
- Ensure that the final Wimauma Village Community Plan communicates a **framework for sustainable and coordinated community development**.
- Leverage new development to **support existing amenities** and the desired increase of retail in Wimauma's downtown.
- Encourage **workforce and affordable housing** development in Wimauma.
- Establish **partnerships** with the Hillsborough County School District to create joint use of libraries, computer labs, and recreation fields.
 - Opportunities for higher skills training
 - After-school enrichment programs
- Adopt policies that will help achieve the Community Plan including zoning and land development regulations for Wimauma's downtown and the Wimauma Village Residential - 2 (WVR-2).

Many community plans will address the topics of health, equity, resilience, and sustainability as stand alone topics, but after synthesizing the feedback from the Wimauma community, it is understood that the following four topics must be embedded and prioritized throughout the entire plan as a community-wide approach to vitality.

HEALTH is an essential benefit of a well-designed built environment; ranging from access to health services to healthier lifestyle choices and education.



EQUITY matters to Wimauma's future in order to secure the participation of the community's diverse population in its economic growth, contribute to its readiness for the future, and connect to its assets and resources (adapted from the National Equity Atlas).....



RESILIENCE is Wimauma's capacity to change, absorb shock and reorganize, in order to sustain identity. (adapted from: Folke, 2016).

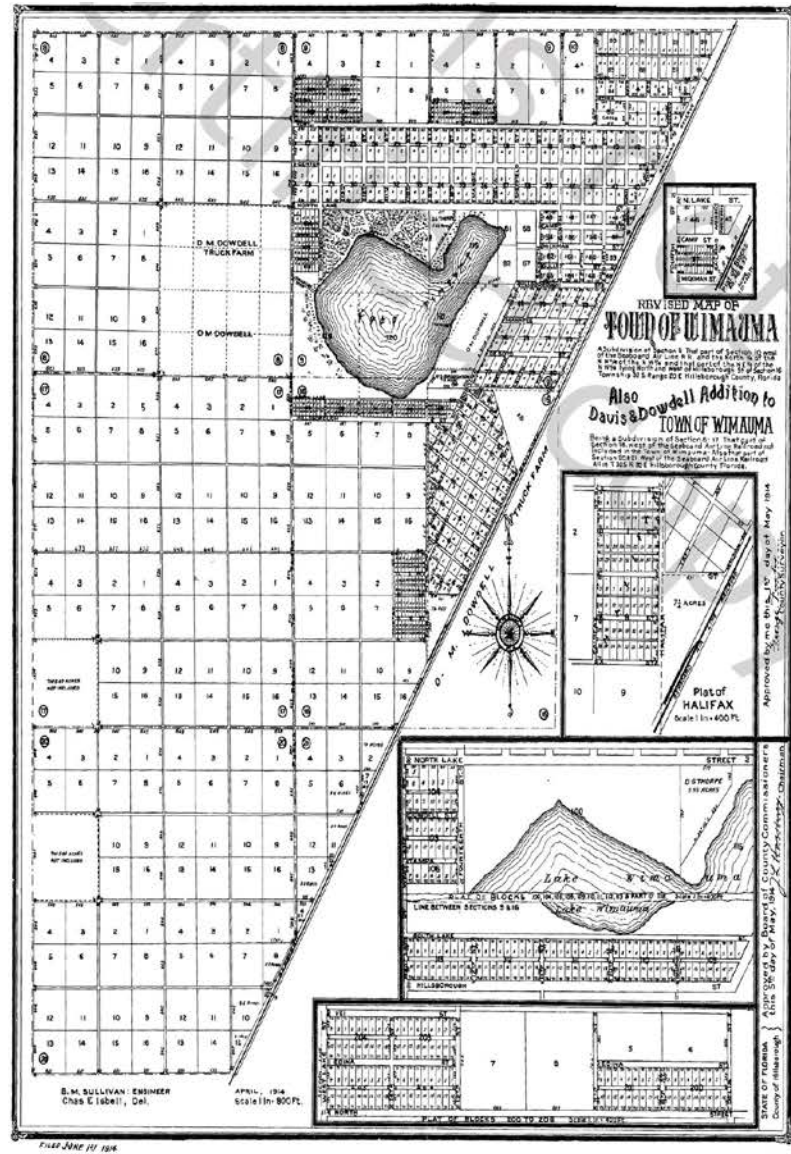


SUSTAINABILITY refers to the long term health of a community and the environment that it relies on. The foundation of this concept has to do with planning for the well being of future generations.

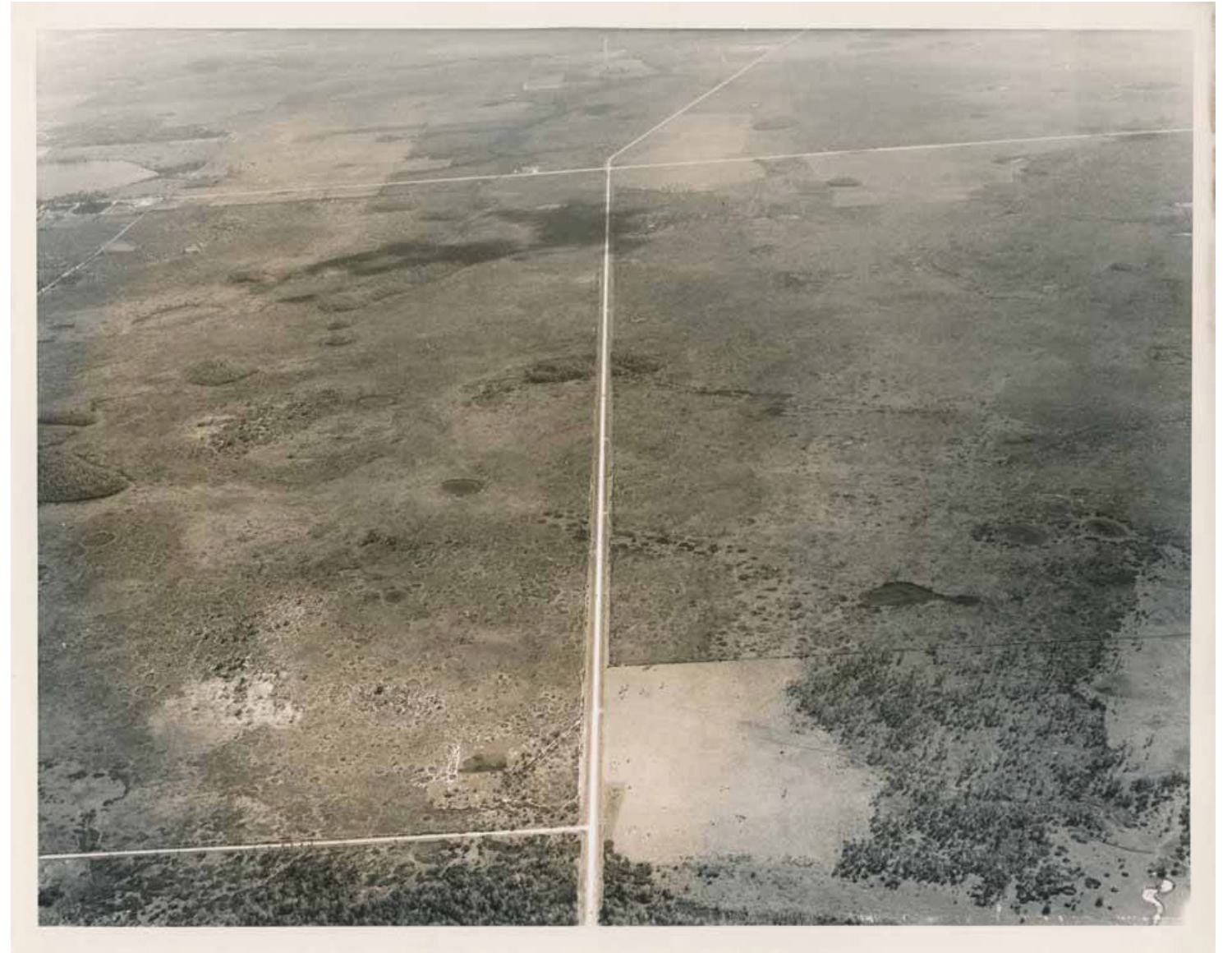


Each of these ideas contributes to the physical and social framework of a healthy and livable community.

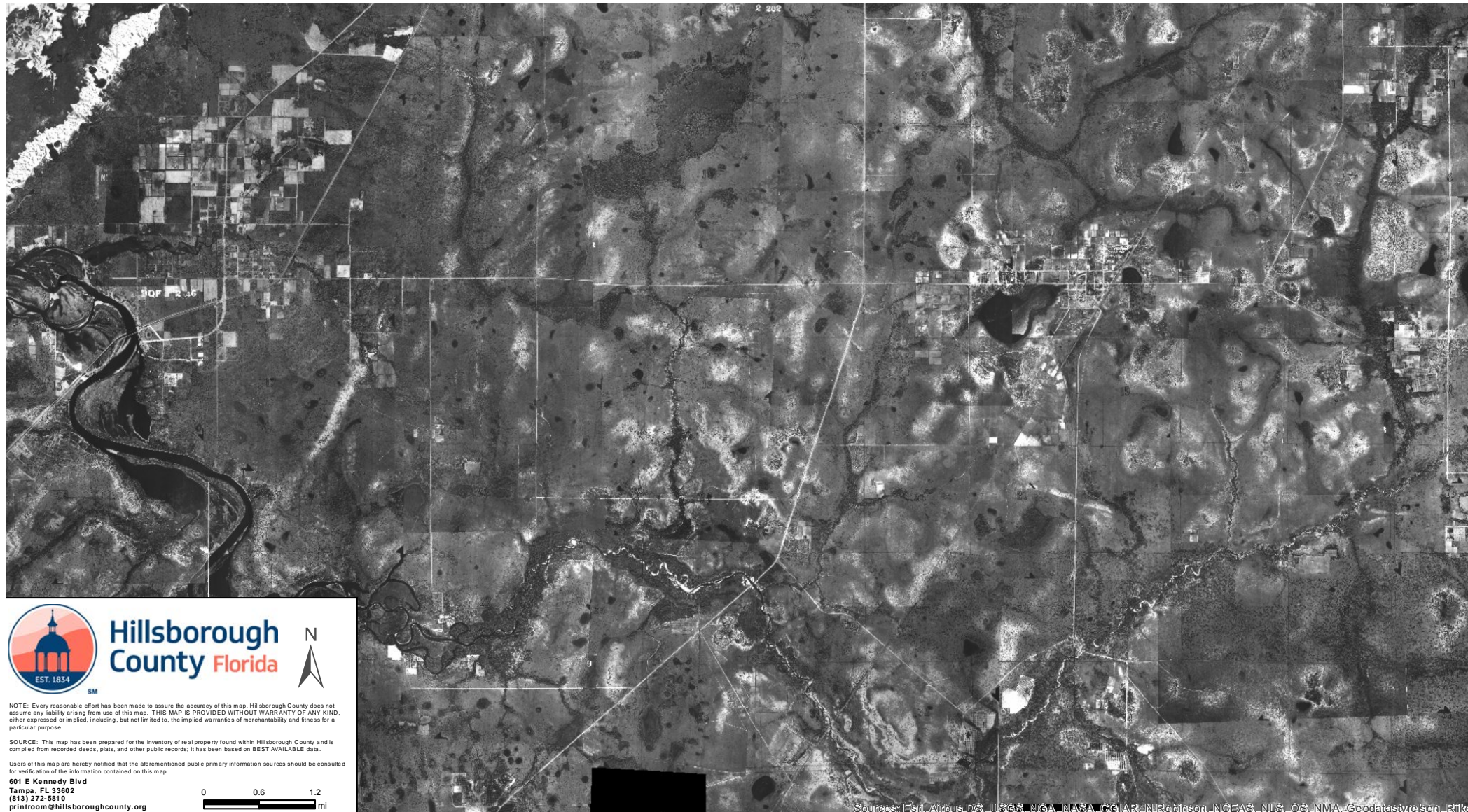
2 Community Profile



1.



2.



1. The Town of Wimauma 1914.
 Courtesy, Hillsborough County

2. 1959 Aerial of Highway 301 near
 Wimauma Rd (674).
 Courtesy, Tampa-Hillsborough
 County Public Library System

3. 1938 aerial photo Wimauma and
 surrounding development.
 Courtesy, Hillsborough County via
 ESRI and GIS community, USDA



The Railroad

Construction of the line began in 1895. The station photographed above was constructed in 1903 and served the Seaboard Air Line Railroad as a passenger stop until 1968. The station and tracks have since been removed but continue to leave their mark (as a TECO owned easement) on the form and nature of Wimauma's development.



Forestry

Early industry included turpentine, sawmills, lumber, cattle and later phosphate mining, all of which benefited from the rail line. This supported relatively fast growth of the community, bringing it to 1,000 when it incorporated as a town in 1925.

Farming

Bean and potato fields, as shown above, were some of the main crops grown in the area. Farming continues to be a large percentage of land use, economic earnings, and identity to the community.



Church of God

The church established its camp in Wimauma as early as 1912. They currently own about 70 acres in the downtown area, used as homes for retired ministers or as temporary facilities for events.



Civil Rights

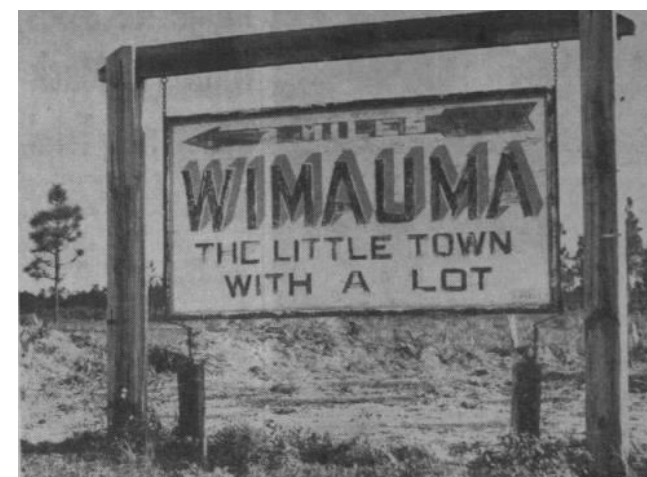
Wimauma's population was about 50% Black or African American throughout the 1950's. Although none of the original structures remain, multiple interviews describe important Tampa Bay Civil Rights sit-in activities and locations in Wimauma. This important cultural heritage continues in today's generations.



Changing Demographics

The population, like many other southern communities, began to shift after Jim Crow laws were dismantled in the late 60's. As Blacks or African Americans moved north, Central and North American farmers began to arrive. The population changed over time with industry shifting and the removal of the railroad.

Upon the arrival of the railroad, Wimauma was established and thrived as one of the few incorporated towns in the County. It was located at the halfway point between Turkey Creek and Bradenton. By the time it was officially founded, in 1925, Wimauma had grown into an industrious small town that reached westward from the train station. The original grid hugged the rail line and wrapped around Lake Tiger, which is now called Wimauma Lake. Much of the original town plan still exists.



Sources:

1998. Hillsborough County Historic Resources Survey Report.
 Photos Courtesy, Tampa-Hillsborough County Public Library System
 Interviews from March 2020 workshop
 Wimauma Matters Facebook Page



Farming

Farming continues to be the largest land use category in Wimauma. The photo above shows a scene from Astin family farm. Various food crop markets are utilized by local farmers, including farm to market stands in the downtown.



Entrepreneurial Small Business Training

Organizations like Enterprising Latinas and Wimauma CDC work with the community to increase opportunities. Programs include childcare and culinary/catering education. Small operation food systems businesses have recently started growing in response to market volatility in agriculture.



Restaurants/Retail/Service

Wimauma has a number of restaurants, bakeries, and small markets in the downtown area. Various small retail, mechanics, and nurseries operate. These are valued assets to the community that will grow with the population assuming infrastructure improvements can be made to support it.



Education

Local schools are impacted and in need of resources to grow, but the two elementary schools continue to support the community. Wimauma Elementary is an important anchor and learning institution for the majority of Wimauma's children. Resources are greatly needed for every level of child and adult education.



Health Services

Hispanic Services Council and The Catholic Charities Free Mobile Medical Clinic (CCFMMC) offer critical services to underserved community members. They develop valuable partnerships with local institutions and educators to further their goals of community-wide health.

Wimauma's identity remains to be that of an agricultural community with a small town center. Its residents maintain much of the boot strap spirit that gave the town its start. Churches continue to have a large presence. The community hosts a large youth population and a growing Hispanic culture.

Images courtesy of: Astin Farms, 83 Degrees Media, Photo News 247, Allegany Franciscan Ministries, Hispanic Services Council, UF IFAS



Research (UF/IFAS)

As an extension of the University of Florida, the research center works to better agricultural science and is a potential partner in community development.



Wimauma's population doubled from 2000-2019 (4,500 - 9,000)

% of population Hispanic or Latino

Hillsborough County **28.0%**

Wimauma **76.1%**

population growth rate

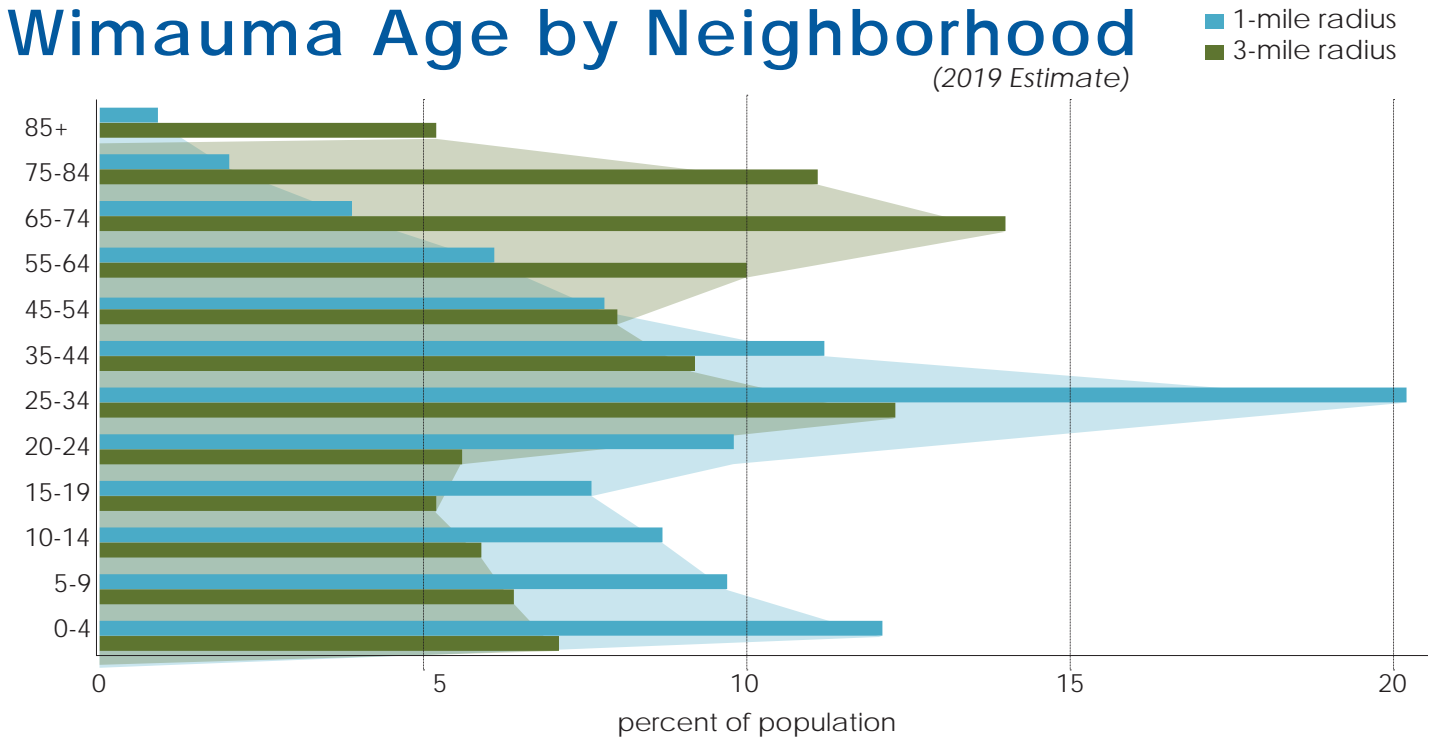
Hillsborough County **2.0%**
Wimauma **3.72%**

median age

Hillsborough County **37.3**
Wimauma **27.5**

Wimauma Age by Neighborhood

(2019 Estimate)



Housing Security/Burden:

"Housing is the cornerstone to stability, but it is also the most expensive item in most families' budget. Without safe, affordable housing, families cannot maintain stability in other areas of life like school and work attendance, or access to healthcare and healthy food. They may also face long commutes to work, the inability to save for emergencies, and excessive stress."

-www.unitedforalice.org/housing-introduction

total housing units

1-mile radius: 1,155
3-mile radius: 5,034

owner occupied

1-mile radius: 398
3-mile radius: 3,261

renter occupied

1-mile radius: 636
3-mile radius: 1,111

average household size

Wimauma **4.21**

Employment and Service Requirement of Existing Comprehensive Plan uses 2.71

Wimauma housing type

Single Family **49.7%**
Multi Family **10%**
Mobile Home **39%**



ECONOMIC VITALITY: Is the economy growing in a way that is inclusive and sustainable? (Sample indicators: GDP and job growth, unemployment, wages, inequality, income growth)

- 25% of workers are over 55 years.
- Jobs to population ratio is 0.11 with 11 jobs for every 100 residents, compared to .44 in Hillsborough County.
- During the years in which Wimauma's population doubled, data shows only 67 new jobs (2006 to 2017) in the Wimauma Community Plan Area.
- Jobs in agriculture have seen a significant decline since 2007. Job losses, from 817 to 213 jobs, between 2007 and 2017. Assumption: losses from agriculture are not translating to other professions/opportunities. *WTL+a report
- 58.2% of residents in Downtown Wimauma pay over 30% in gross rent compared to 52.1% of residents within a three mile radius of downtown pay over 30% in gross rent.



READINESS: Is the region ready for the future, with a skilled, prepared workforce; educated young population; and healthy residents? (Sample indicators: educational attainment in relation to job skills requirements in 2020, disconnected youth, overweight/obesity)

- 25% of jobs in Wimauma are held by individuals without a high school diploma.
- Job holders over 30 years old with a college degree or some college education are < 50%.
- Schools do not currently have 'enough capacity, schools sites, or the proper roadway infrastructure to support the need for schools in these areas'.
- Limited English proficiency, adult education attainment, school poverty, education levels, absenteeism, capacity vs population of schools, distance traveled to schools, demographic breakdown of each elementary.



CONNECTEDNESS: Can residents access the essential ingredients to live healthy and productive lives in their own neighborhoods, reach opportunities located throughout the region, and interact with other diverse residents? (Sample indicators: housing burden, vehicle access, neighborhood poverty).

- Inflow/Outflow jobs 823 employed in Wimauma, 100 (12.2%) of those jobs held by Wimauma residents. 94.2% of employed Wimauma residents worked outside of Wimauma in 2010. **5.8% of residents were living and working in Wimauma.** (SSASP, 2013)
- 54% of household income is spent on housing and transportation (H+T affordability index data).
- When compared to Hillsborough County, Wimauma has a higher proportion of residents carpooling (19%) or walking (6%), indicating limited but needed transit service.

Demographics describe the residents of a region and the ways in which it is changing. One intent of the following equity indicators is to quantify the benefits of racial and economic inclusion to the broader economy. One example would be to understand trends in income gains by location and population group in order to close the racial income gap.

Sources:

1. 2013-2017 ACS from Hillsborough County.
2. ESRI Business Analyst from WTL+a Key Market Findings, 2020.
3. National Equity Atlas, 2020.
4. Housing and Transportation Affordability Index, 2020.
5. CUTR, 2020.



Jobs: Population

WIMAUMA 0.11

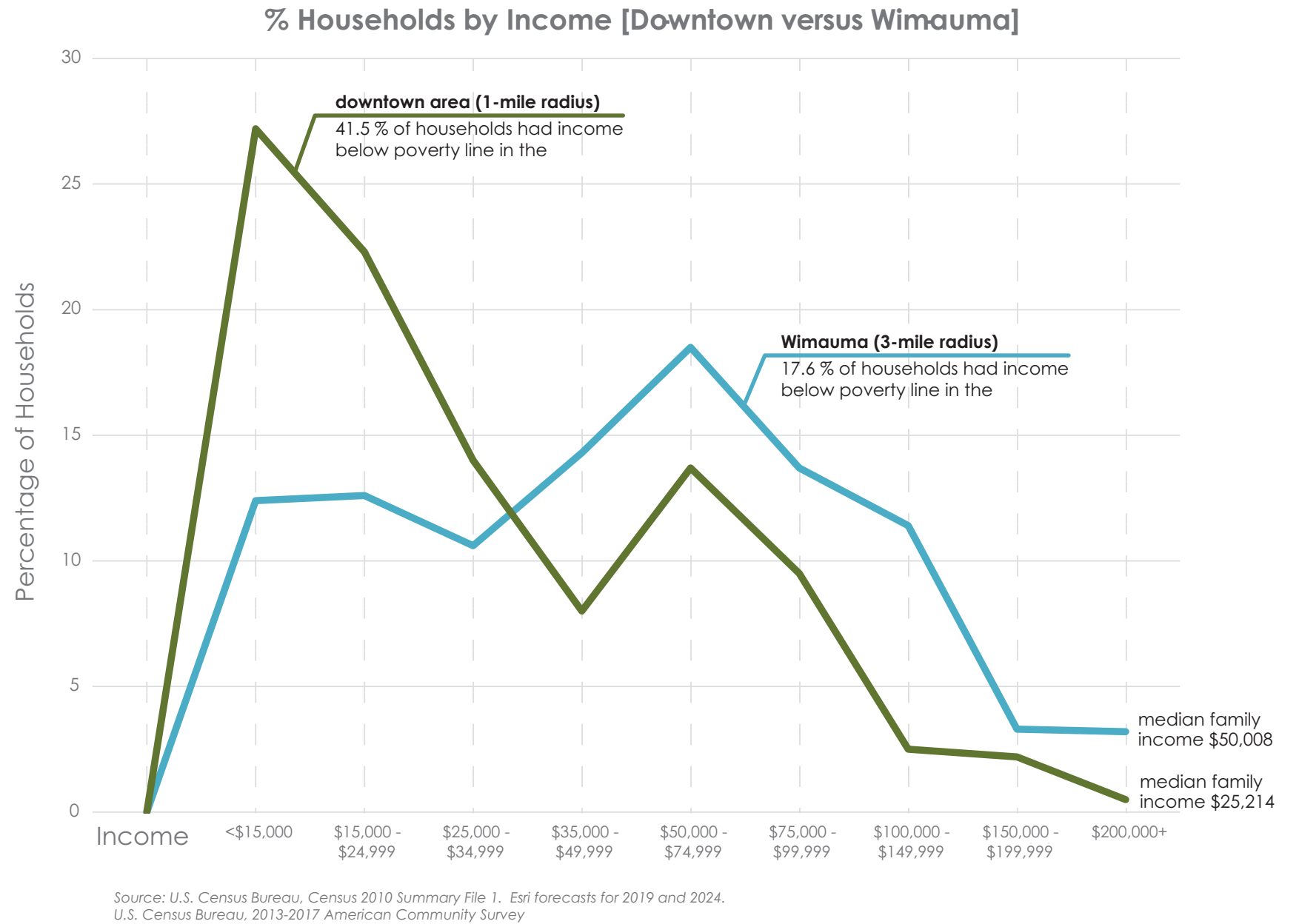
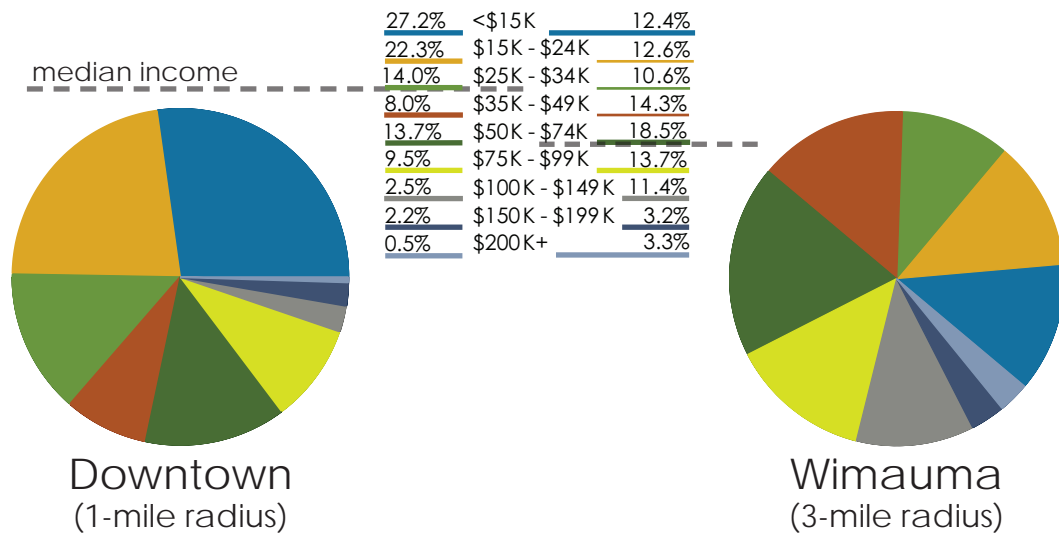
HILLSBOROUGH COUNTY 0.44

*Including full and part-time jobs

67 new jobs (2006 - 2017)
in the Wimauma Community Plan Area
REMEMBER: The population doubled in this time

Job losses, from 817 to 213 jobs,
between 2007 and 2017. Assumption:
losses from agriculture are not translating to
other professions/opportunities. *WTL+a report

2019 Household Income



Retail Spending per Household

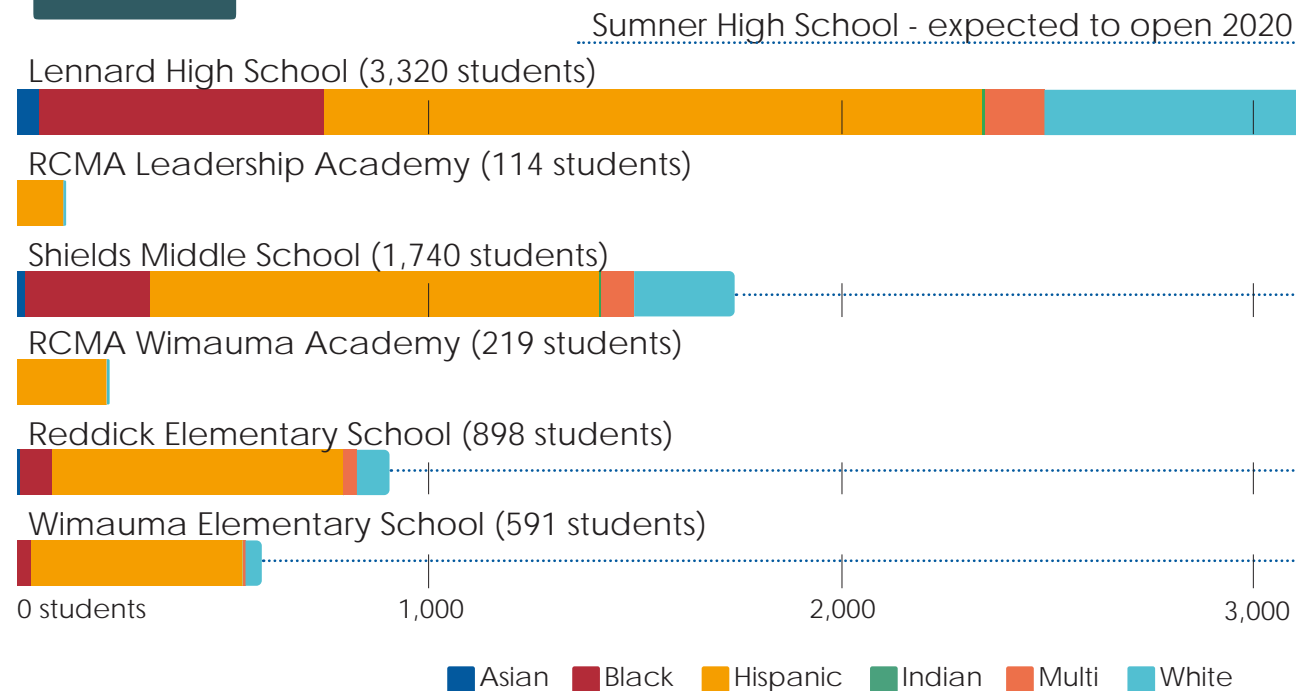
WIMAUMA \$12,385

COUNTY \$18,600

The unemployment rate has remained unchanged since 2008 at 11% and the poverty rate has increased to 40% (SSASP, 2013)



Wimauma School Populations by Race (2019)



Hillsborough County Capacity + Utilization w/ Concurrency Reservations

150%
82%
179%
122%
123%

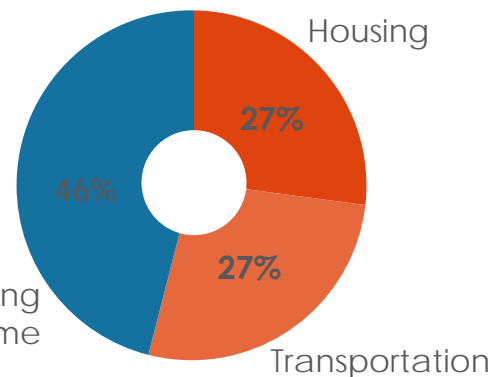
*2020-2021

Schools do not currently have enough capacity, schools sites, or the proper roadway infrastructure to support the need for schools in these areas.

Connectedness



Average Housing + Transportation Costs % Income
Factoring in both housing and transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.



Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.

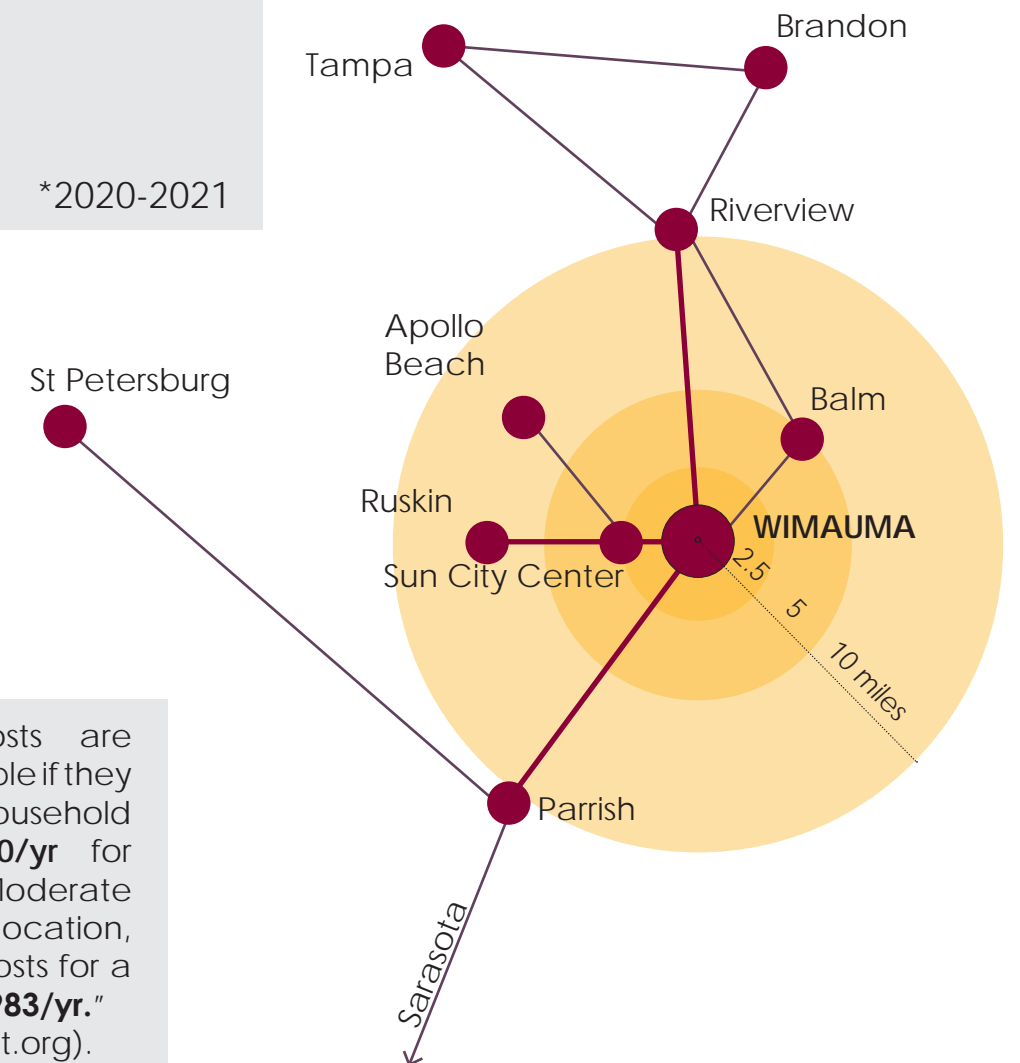


\$13,983
Annual Transportation Costs

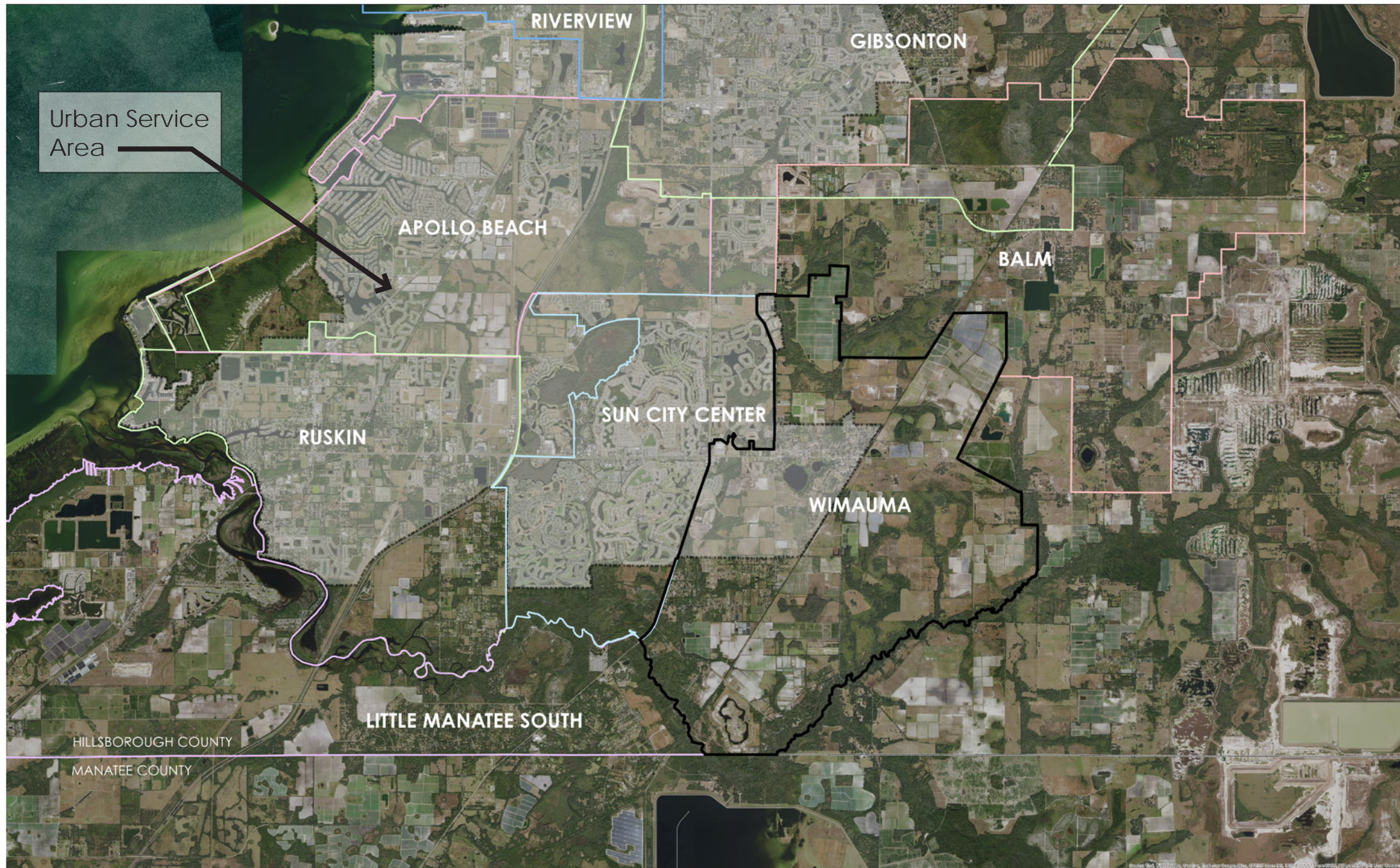
1.80
Autos per Household

21,422
Average Household VMT

"Transportation costs are considered affordable if they are 15% or less of household income, or \$5,650/yr for the Regional Moderate Household. In this location, estimated driving costs for a household are \$13,983/yr." (<https://htaindex.cnt.org>).



3 Physical Profile

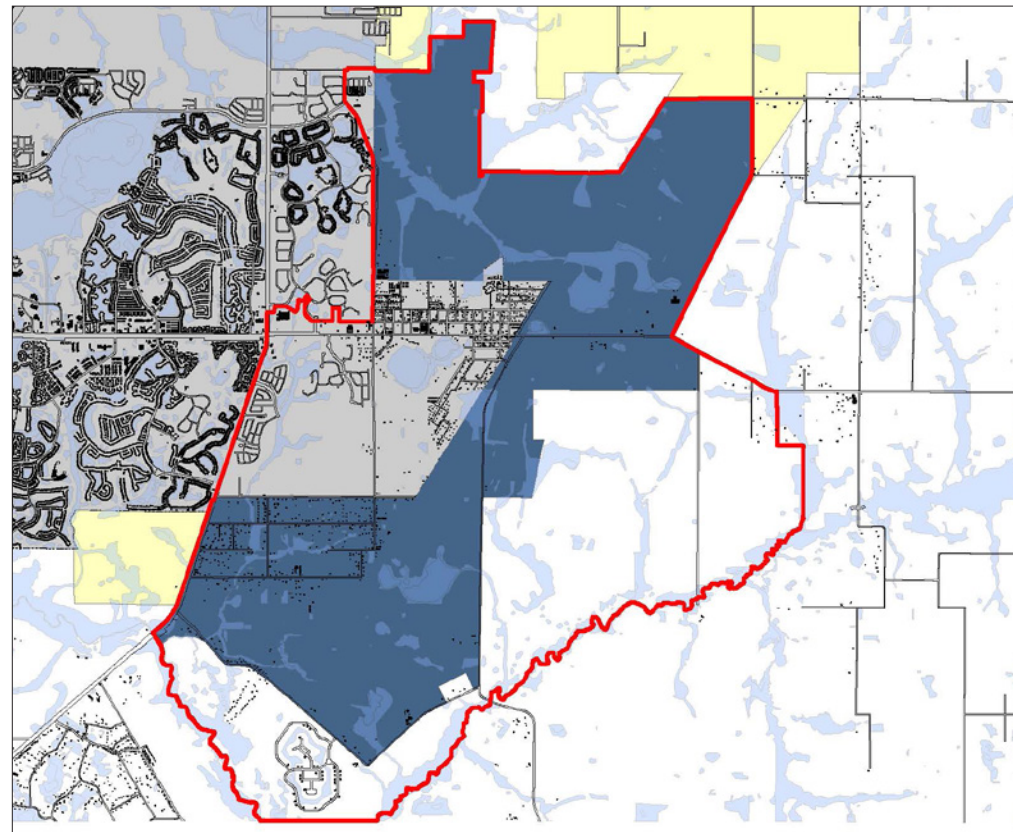


↑ Southshore Community Plan Area

□ Wimauma Boundary

The Wimauma Community Plan addresses the entire Wimauma community, as defined by the boundary for the plan area. Wimauma is bounded by the Balm community to the north, rural unincorporated land to the east (including current and closed phosphate mines), the Little Manatee River to the south, and Sun City Center to the west. It is organized roughly by the current downtown center which runs along State Road 674. Downtown is bounded by protected ELAPP lands and agriculture to the north, the TECO/historic rail line easement to the east, Lake Wimauma to the south, and Sun City Center (301) to the west. The Community Plan will focus on the historic downtown area and its relationship to the Wimauma Village within and outside of the urban service boundary.

THE BUILT ENVIRONMENT includes physical characteristics such as developed land, street network, open land, and infrastructure. Equally important is the analysis of natural resources like hydrology, protected and restored habitats, native vegetation, and productive agricultural areas.

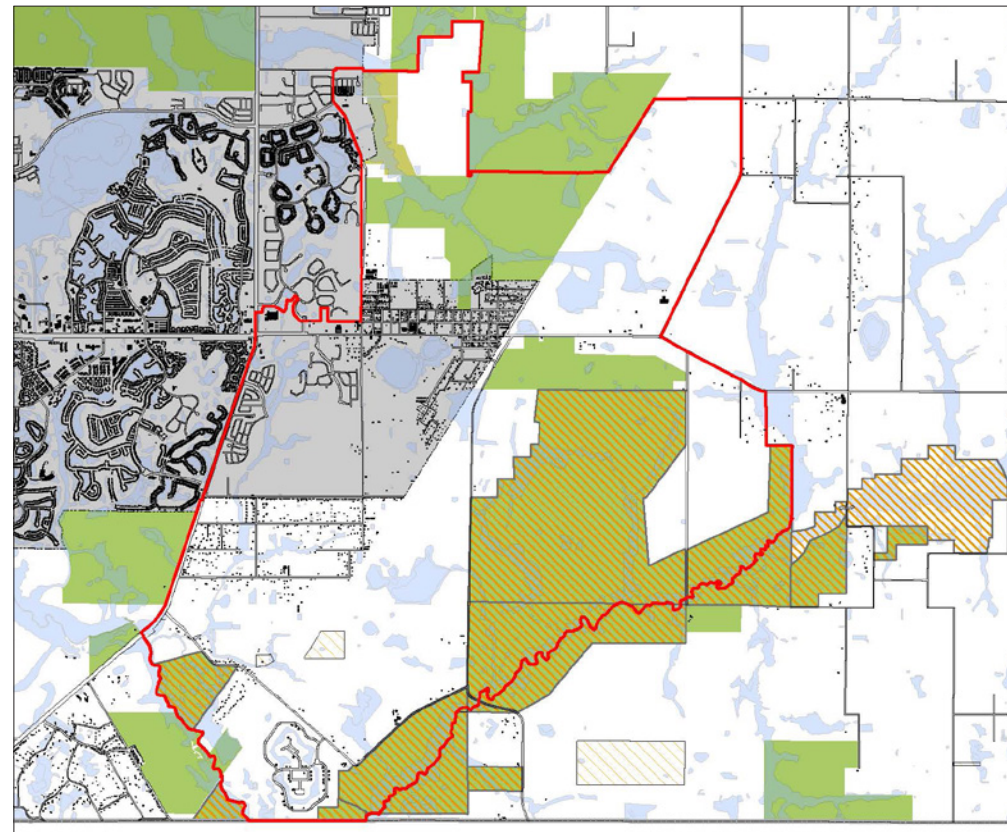


 Wimauma

□ Community Boundary ■ WVR-2
■ Urban Service Area ■ RP-2

WVR-2 and Urban Service Boundary

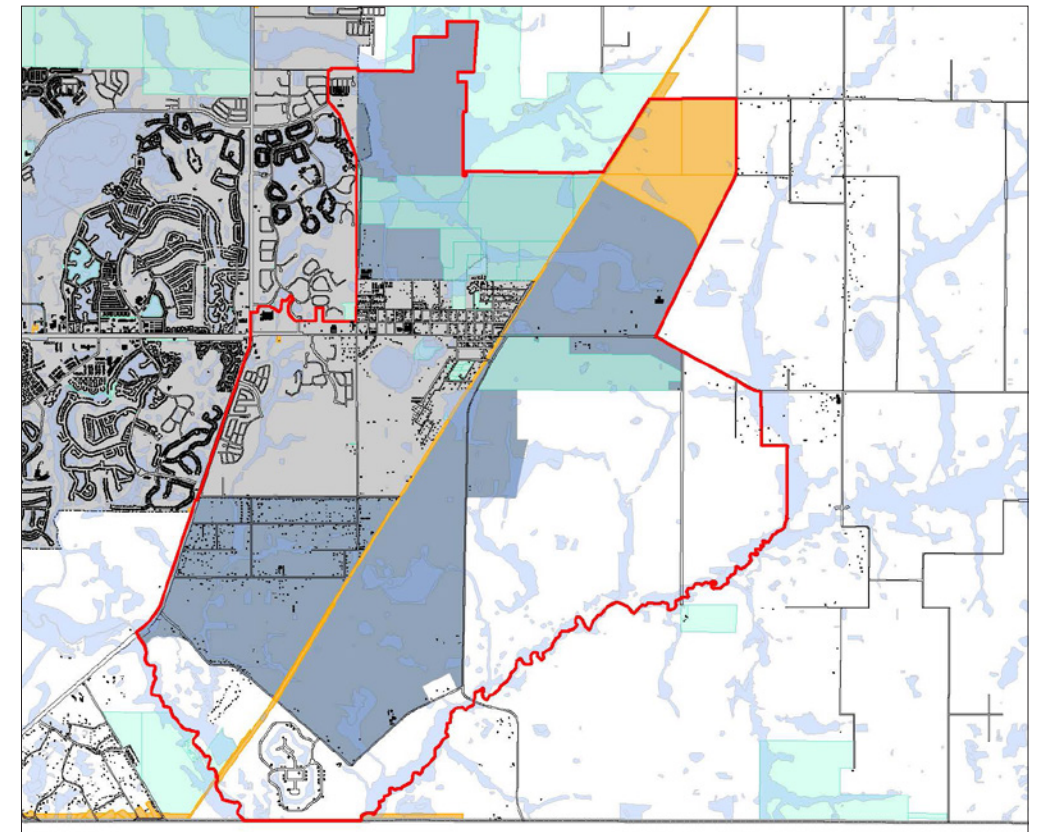
Wimauma Census Designated Place and Community Planning Area, showing Future Land Use Category of Village Residential-2 (WVR-2) as it relates to the Urban Service Boundary. WVR-2 developed as a result of the 2008 Plan in which the community differentiated the benefits of having an existing village center in lieu of new construction requirements in the RP-2.



■ ELAPP (County owned) ■ Southwest Florida Water Management District (SWFWMD)
■ Mitigation Conservation Land

Protected Land

Hillsborough County owns a significant portion of protected land in and around Wimauma. This map highlights Environmental Land Acquisition Program (ELAPP) conservation areas as well as Southwest Florida Water Management District (SWFWMD) land and Bullfrog Creek Mitigation Area. In addition to being an important watershed, furthest southwest portions of Wimauma are potential hurricane inundation areas due to their relationship with the Little Manatee River.

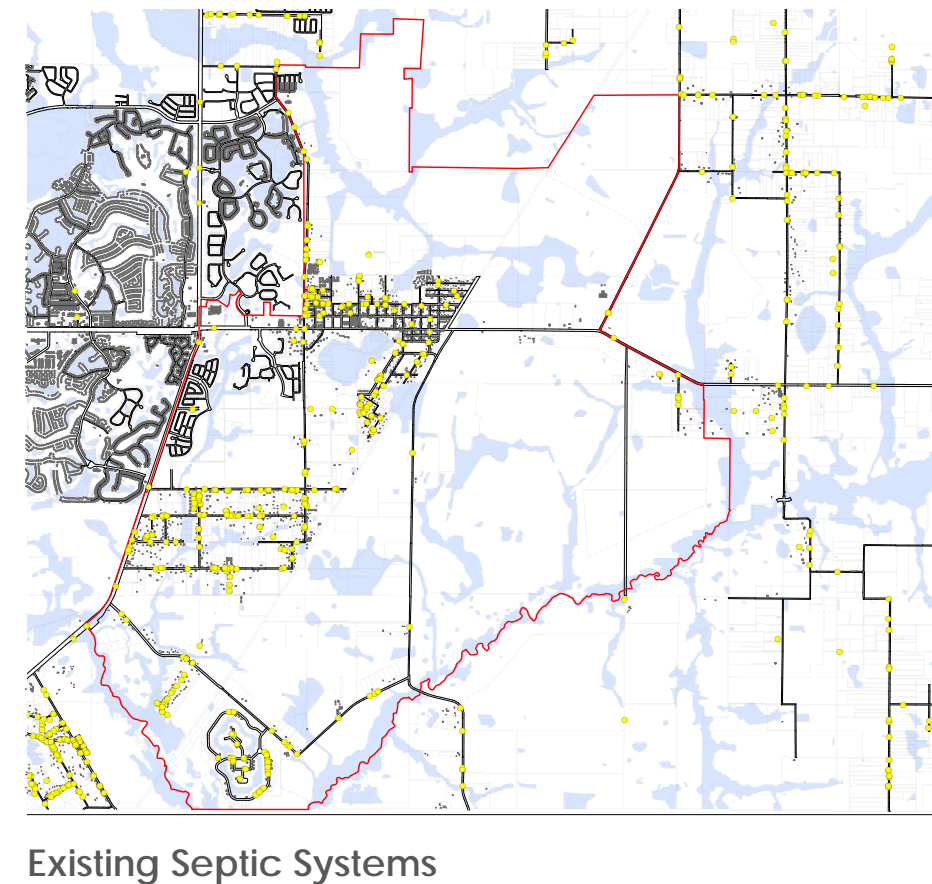
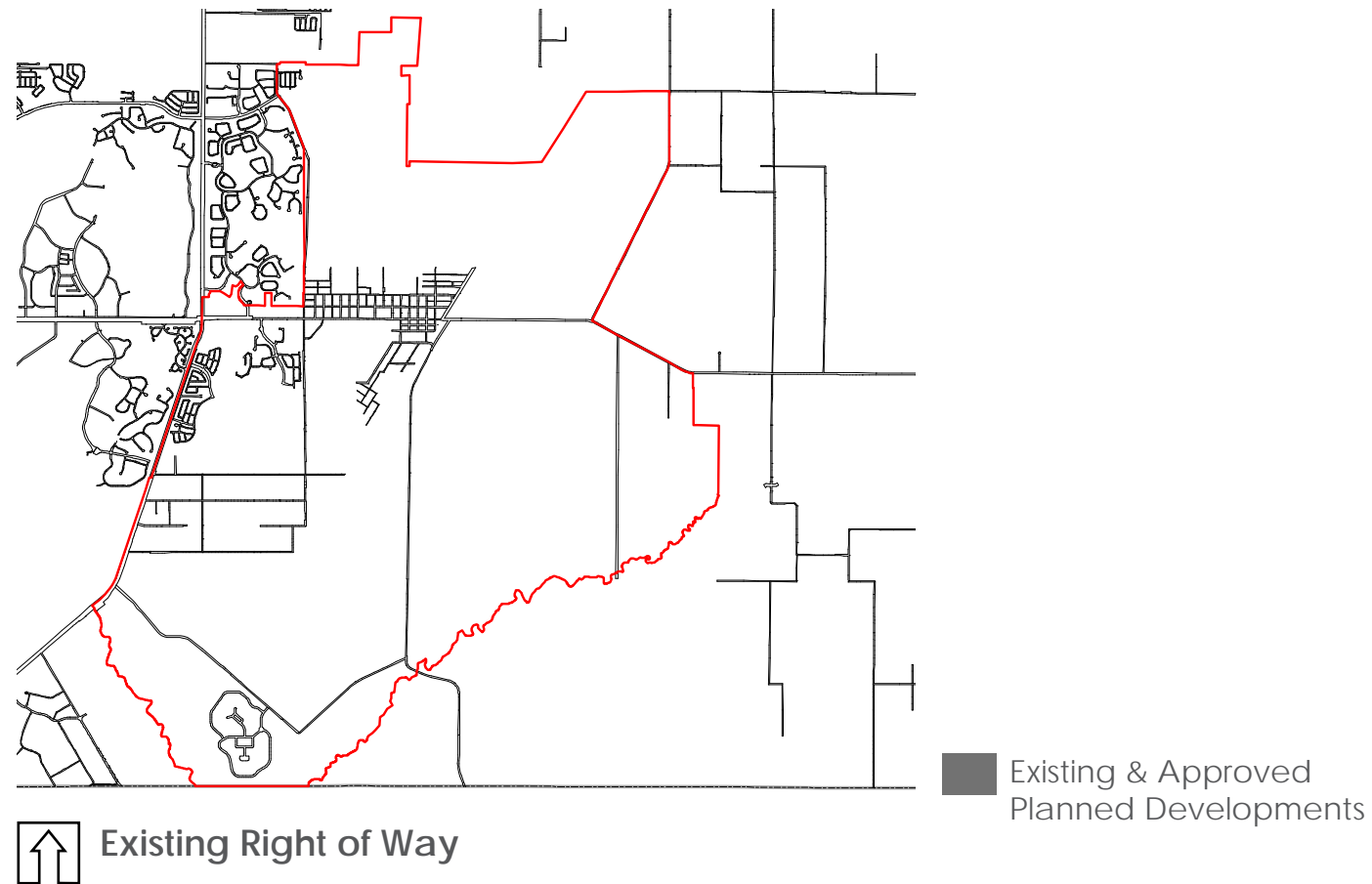


■ Tampa Electric Company
■ Hillsborough County

Data Source: Hillsborough County
 0 0.5 1 2 Miles

TECO and Hillsborough County Owned Property

Tampa Electric owns a significant portion of the parcels within and around Wimauma. This map highlights a large solar farm in the northeast portion of the study area and ownership of the previous rail line corridor. Recent completion of the solar farm included high voltage power lines along North street between the solar field and a substation on SR 674.



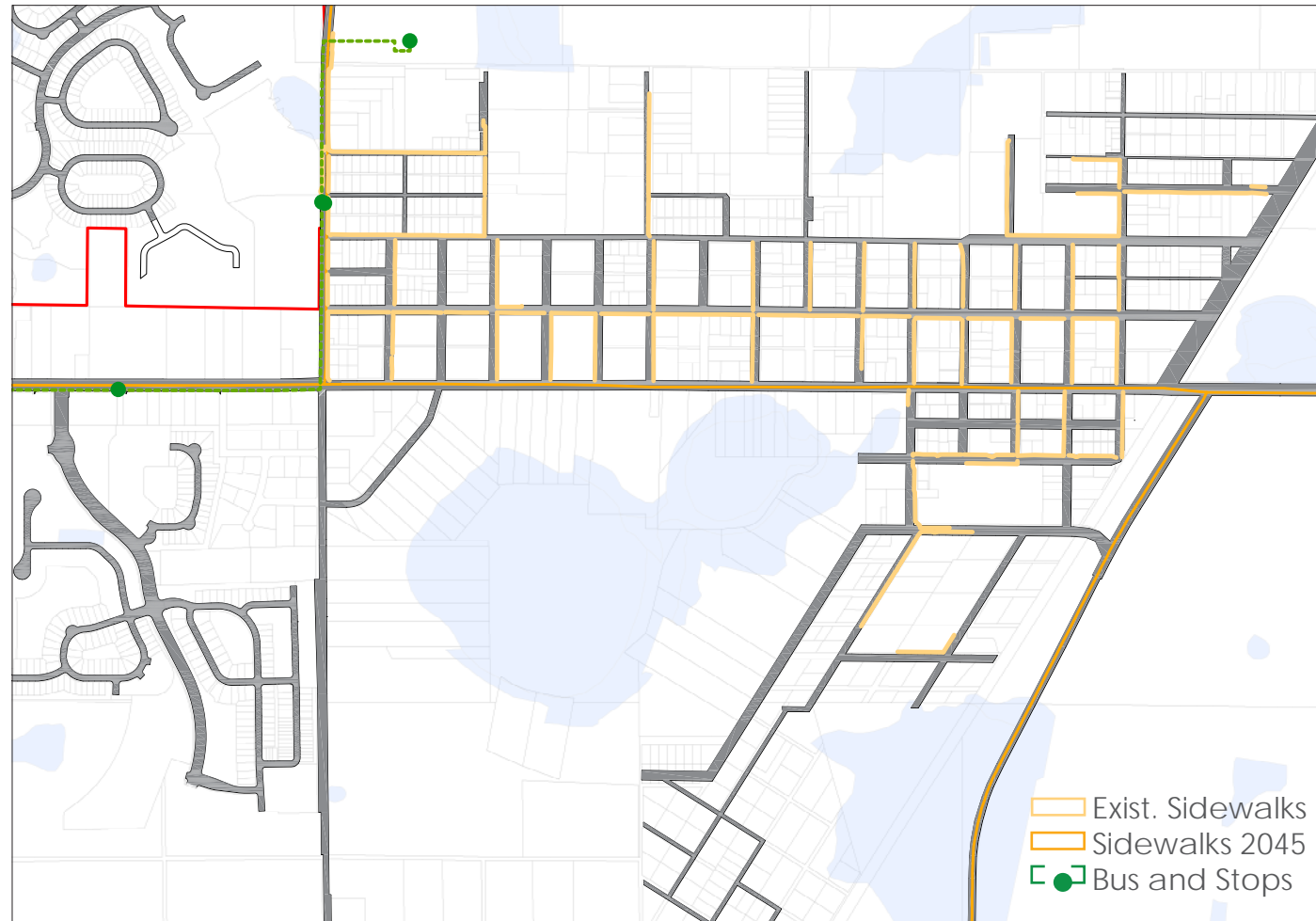
Community Concerns: Isolation, congestion, dangerous for pedestrians, connectivity problems that make transit ineffective or impossible.

"The existence of many walled and gated communities impede access and impact public transportation service options...The historical patterns of suburban sprawl, high vehicle ownership, and low provision of public transportation have combined to create an environment in which not owning a vehicle is a serious barrier to shopping and accessing daily services. The public involvement effort in the 2016 TDSP process confirmed that the greatest transportation need for the TD community is in the outlying rural areas of the county." - Hillsborough MPO

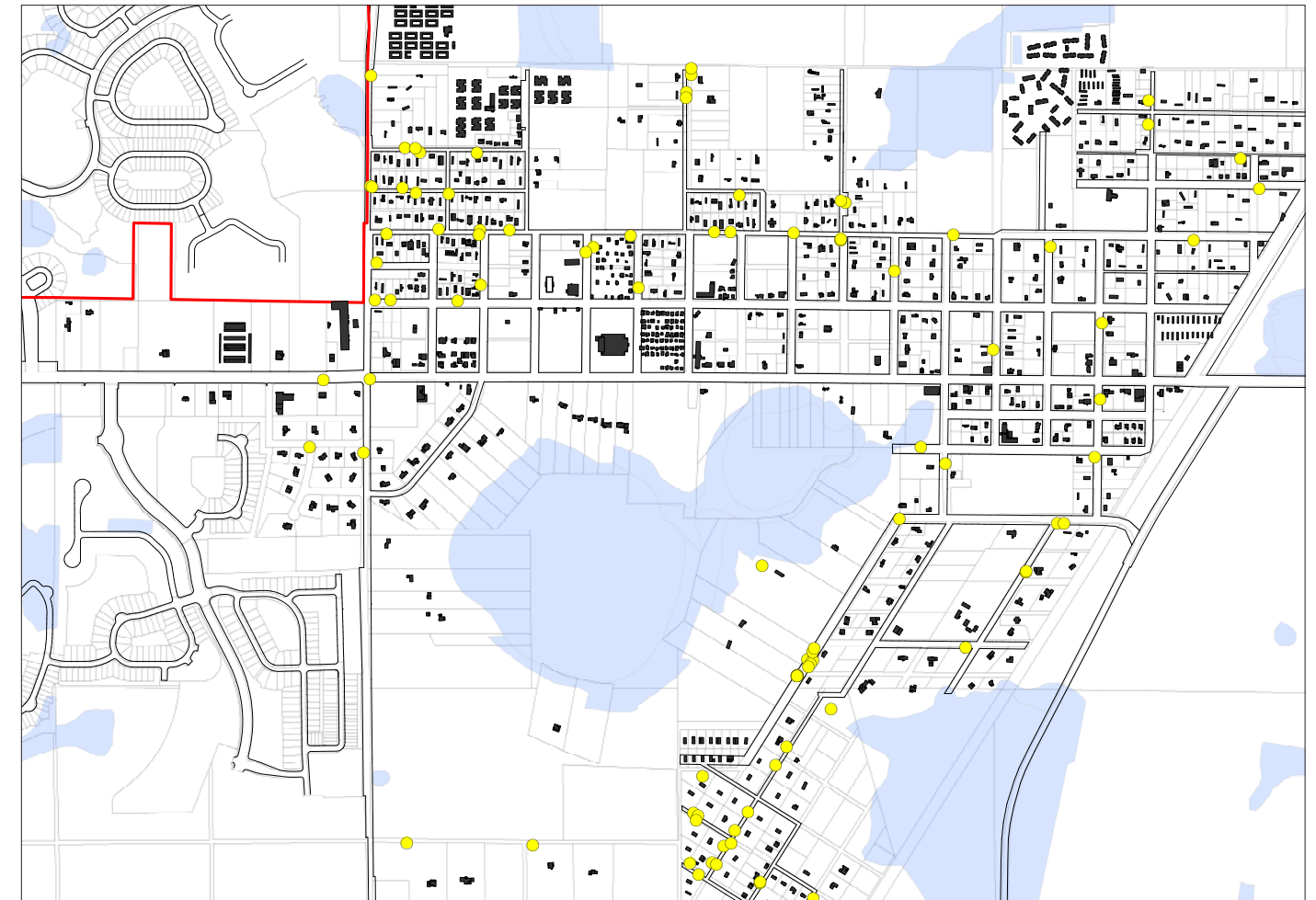
Network and development patterns can be classified in two categories; the historic compact urban form and the modern suburban pattern of large superblocks that are physically separated from adjoining communities. - CUTR, 2020.

Community Concerns: Capacity of sewer expansion to meet the needs within the urban service boundary and future development in the WVR-2.

Planned developments in the WVR-2 are required to install various infrastructure elements such as water and sewer. Within the Wimauma boundaries exist 3 different conditions of requirements; inside the urban service boundary, inside the Wimauma Village Residential-2 and outside of both of those with no county provided services and no requirement to incorporate them in the development.



↑ Historic Street Grid



Under-performing Sewer and Stormwater

● Septic

Community Concerns: Infrastructure that does not support business, commercial, retail, and multifamily development.

Community Assets: Multiple homes and businesses rely on septic in the downtown area. This is an issue that the County is aware of and looking for solutions to in various unincorporated communities within the urban service area.

Community Concerns: Isolation, congestion, dangerous for pedestrians, connectivity problems that make transit ineffective or impossible.

Community Assets: The downtown has a relatively well-connected sidewalk network. Walking accessibility relies on a density of services, networks and connected walking options with minimal barriers. The main barrier in Downtown is crossing SR 674, which effectively divides the town in half and keeps children from walking to school. The downtown remains somewhat isolated due to lack of infrastructure within the Urban Service Boundary area, particularly the existing main street corridor. Recent growth surrounding the community's core follows a different pattern and is scaled for automobile dependent communities.

Future Land Use

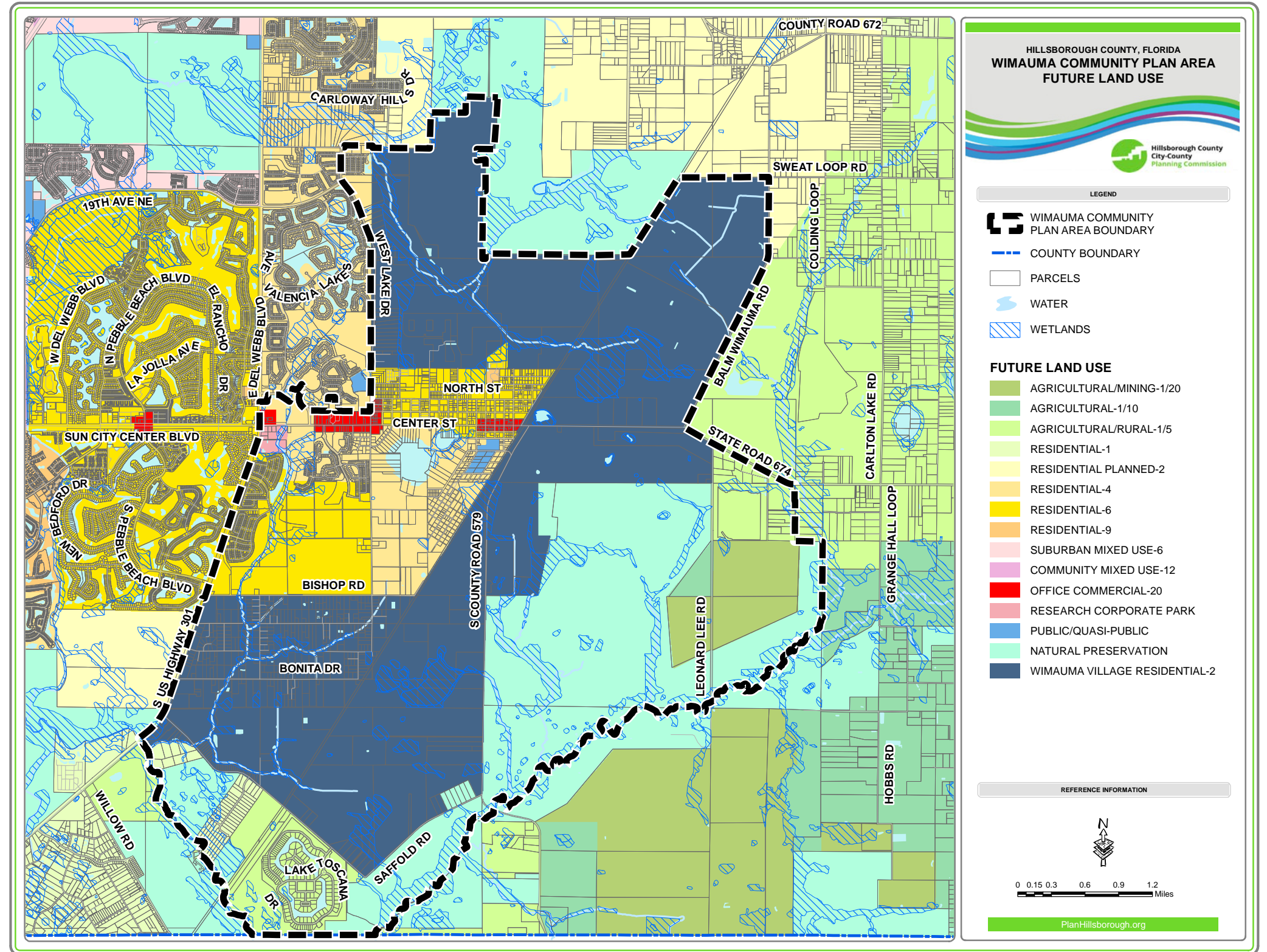
WVR-2

The Wimauma Village Residential-2 zoning designation was designed to allow landowners to rezone (typically from agricultural to residential) under a set of specific conditions.

- The area occupies the furthest southeast corner of developed Hillsborough County.
- WVR-2 is outside of the urban service boundary - and requires developers to provide infrastructure that would otherwise not be provided by the County.
- Similar to the Residential Planned-2, this zoning was designed specifically to encourage developers to support the existing town center/village of Downtown Wimauma.

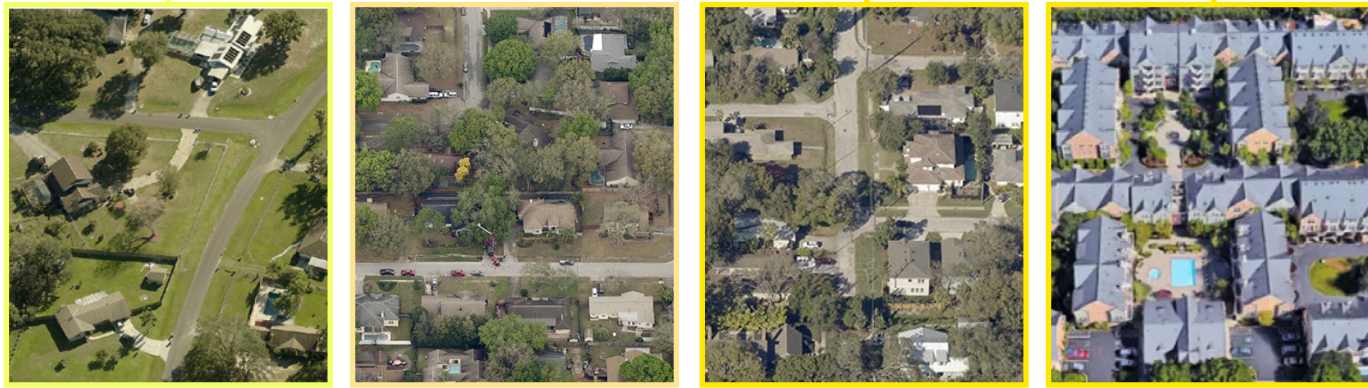
Challenges / Opportunities

- The WVR-2 has remained undeveloped until development pressure of recent years spread to this area.



RESIDENTIAL

- R-2**
1-2 units/acre
- R-4**
1-4 units/acre
- R-6**
1-6 units/acre
- MULTI-FAMILY**



OPEN

- N**
Natural Preservation
- P/QP**
Public/Quasi public



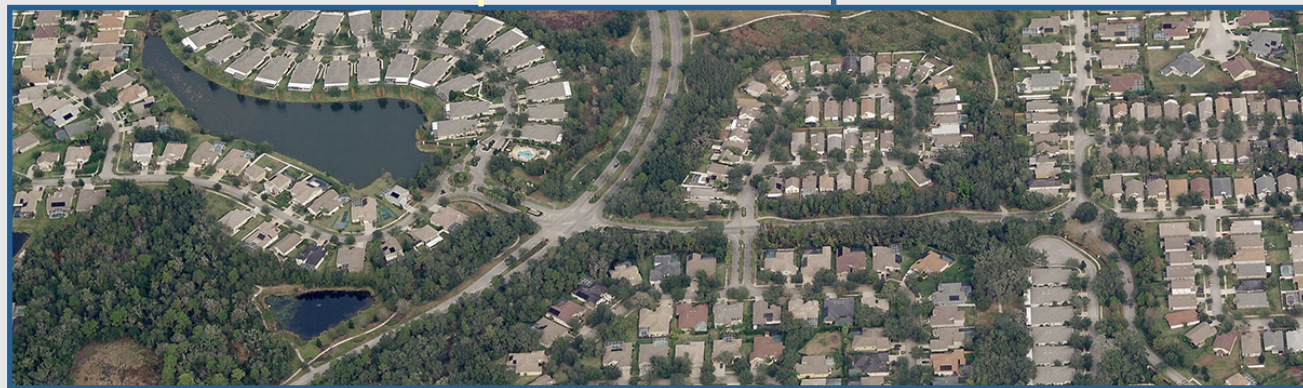
AGRICULTURE

- A/M 1/20**
Agricultural / Mining
- A/R 1/5**
Agricultural / Rural



PLANNED DEVELOPMENT

- RP-2**
Planned Residential
- WVR-2**
Wimauma Village Residential

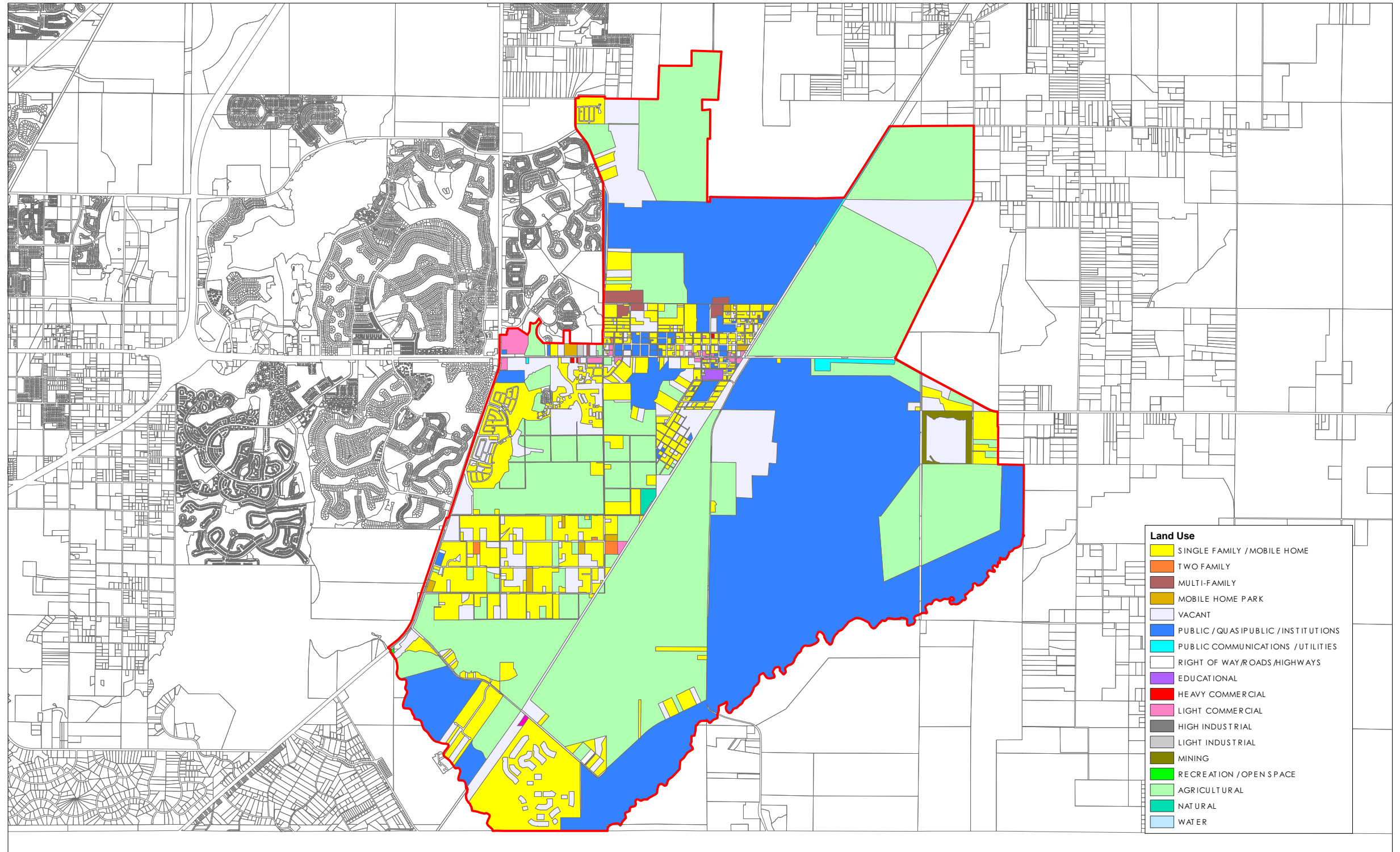


COMMERCIAL

- OC-20**
Office Commercial
- CMU-12**
Commercial Mixed Use
- RCP**
Research Corporate Park
- LI**
Light Industrial



Existing Land Use

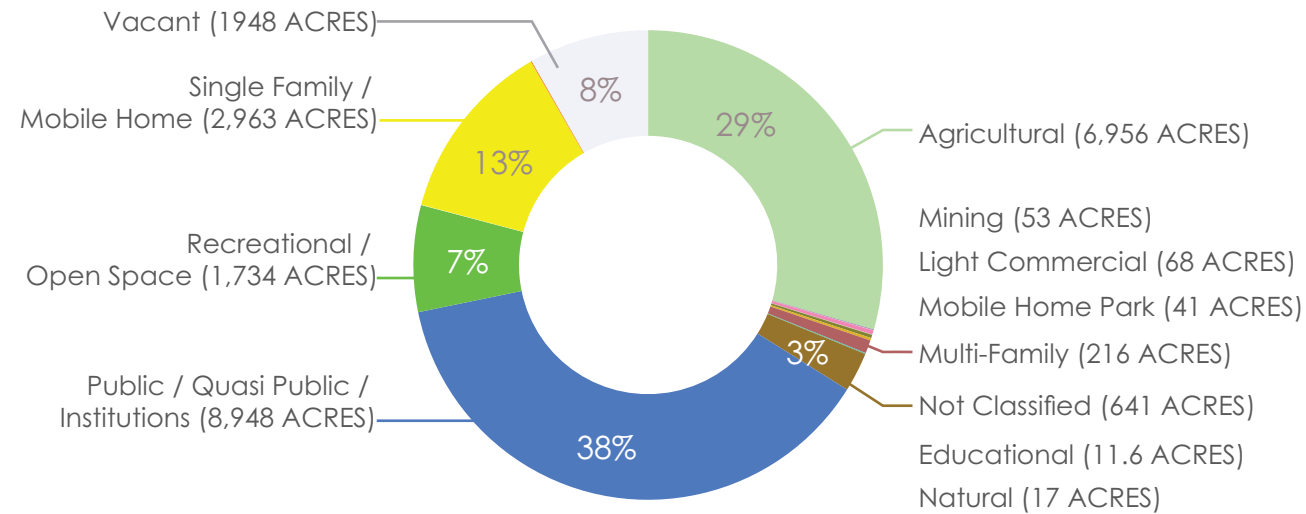


 Southshore Community Plan Area

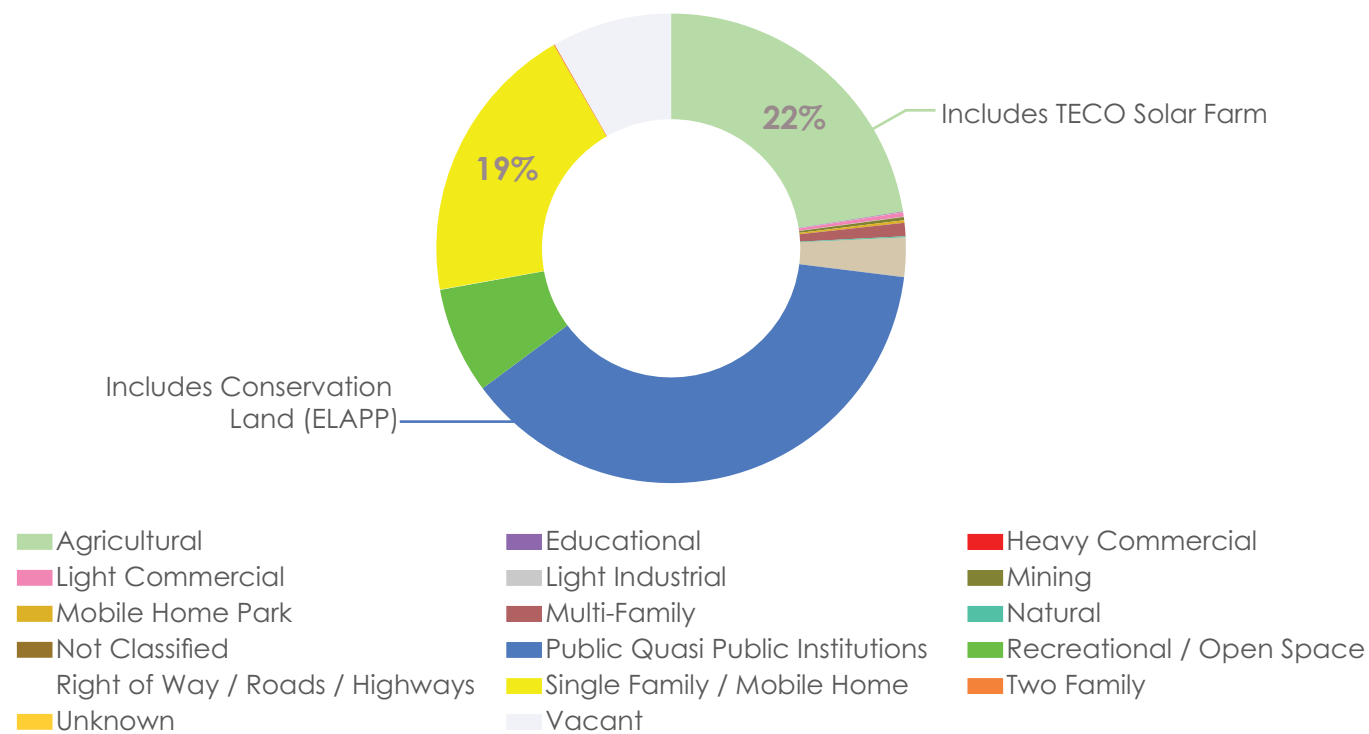
0 0.5 1 2 Miles

Data Source: Hillsborough County

Existing Land Use



Land Use Changes Approved / Pending



2000
households: 900
population: 4,500

2019
households: 2,364
population: 9,000

2024*
households: 2,430
population: 10,272

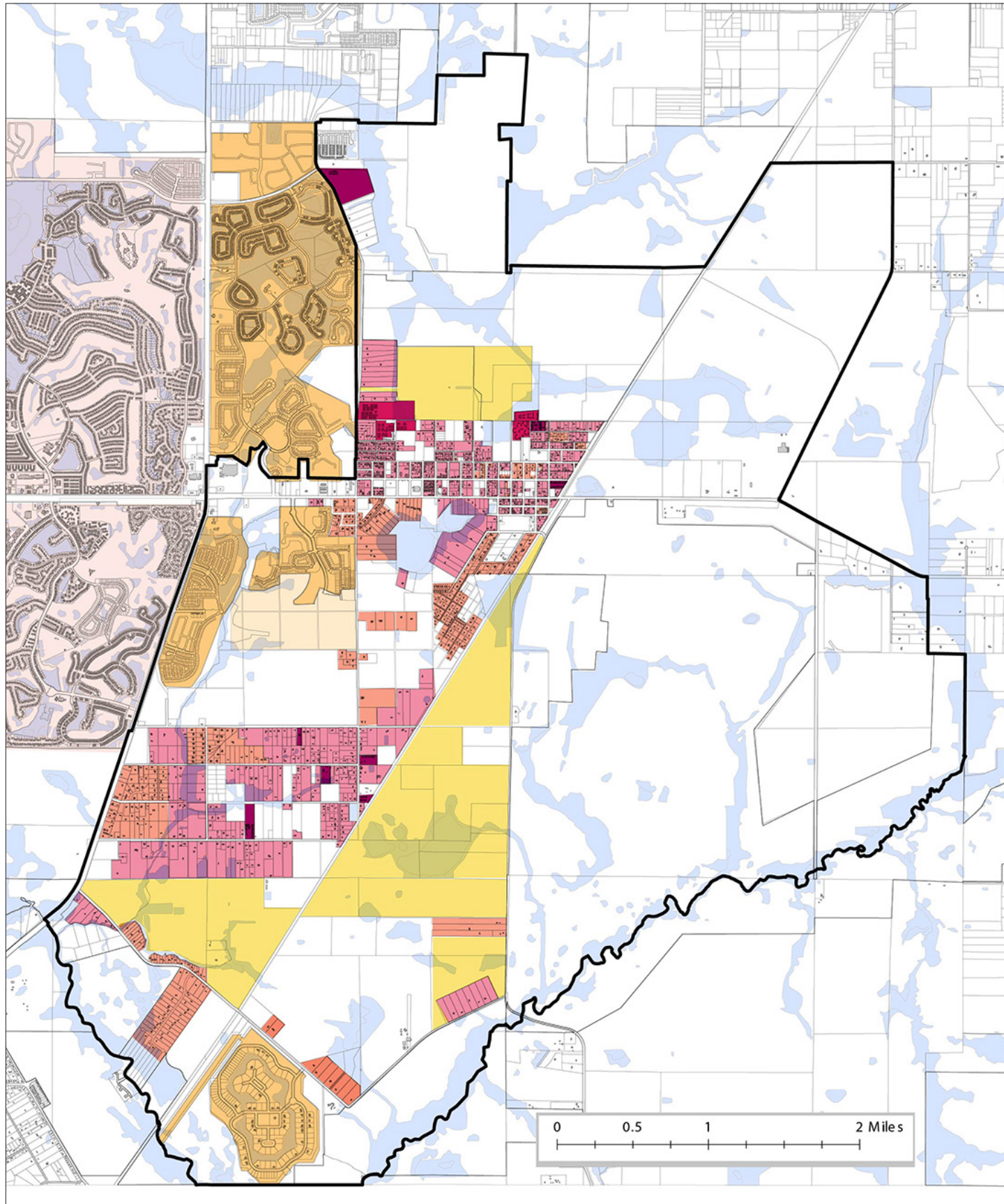
population growth
2000-2019
Hillsborough County 2%
Wimauma 3.72%

*ESRI Business Analyst projected growth, courtesy WTL+a
This projection does not account for the approved planned developments as of March 2020.

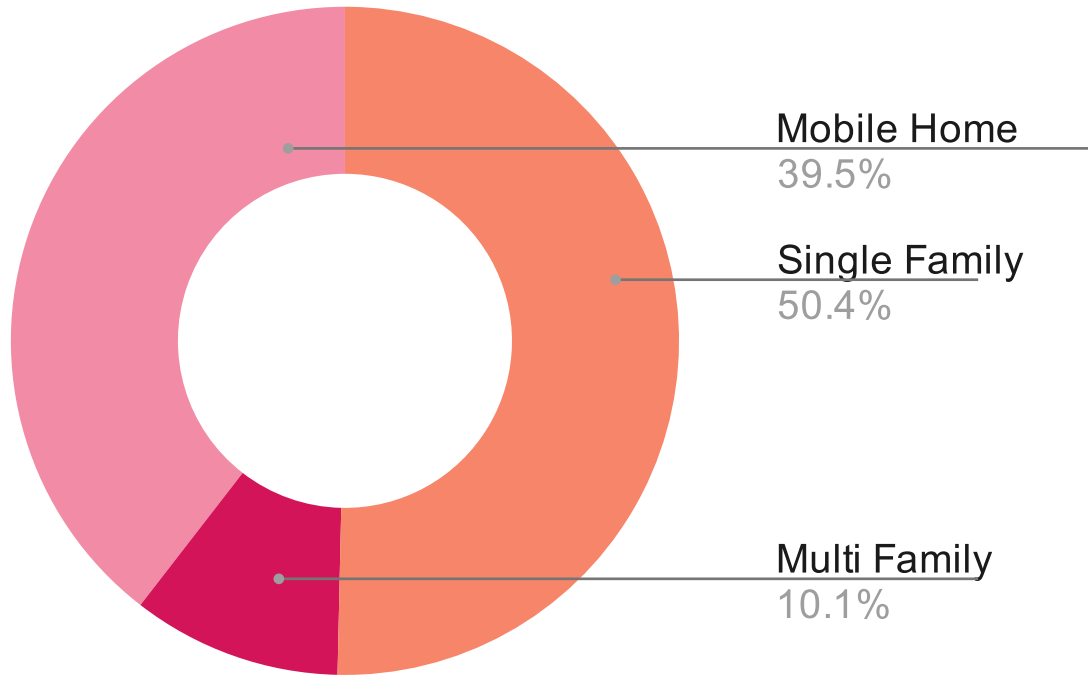
*The Public Communications/Utilities designation includes uses ranging from, but not limited to, ELAPP conservation land and Church of God Convention Center.
*At time of this project, changes refer to rezoning applications with 1,120 acres approved and 521 acres pending approval. (May 5, 2020)

According to the 2014 SouthShore Areawide Systems Plan Update, the SSASP accounted for over 50% (5,572 units) of the total unincorporated County's building permits in 2005, which largely continued even throughout the recession. Construction was mainly single family detached (SFD), single family attached (SFA) and mobile homes (MH). This area issued a disproportionate amount of mobile home permits.

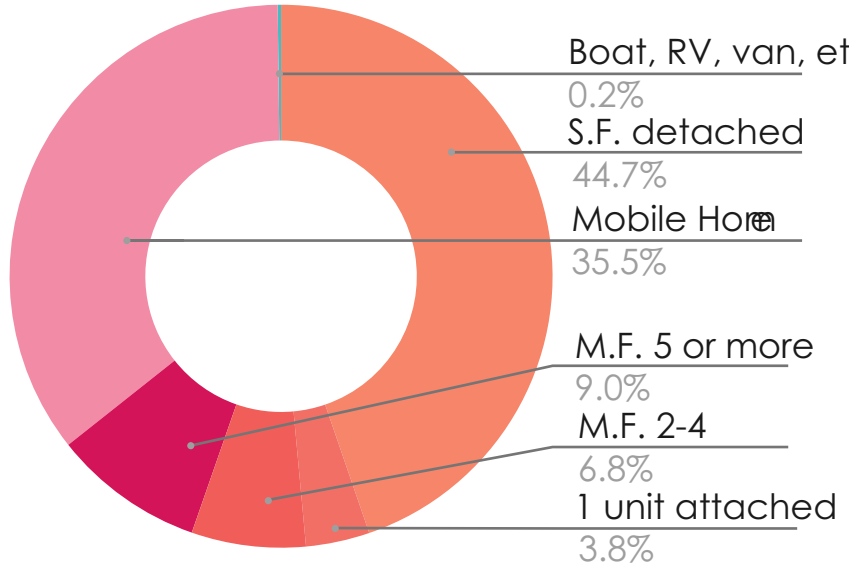
Existing transportation network shortcomings underscore current issues with sprawl and the burden of doubling the town's population from 4,500 to 9,000 residents (2000-2019, WTL+a report). Over that time period Wimauma outpaced Hillsborough County with average 3.72% growth compared to 2.0%. This growth is due to large-scale suburban-density speculative developments (formerly classified as Developments of Regional Impact). The overwhelming trend within these new developments is the conversion of large agricultural tracts to miles of single-family homes with few community amenities and isolated street patterns.



Wimauma Housing Units (typology)



Downtown Housing Types



- ↑
Typical Housing in the Study Area
- Migrant Housing
 - Multifamily Housing
 - Majority SF Mobile Home
 - Majority Single Family
 - New Development
 - Future (Entitled) Development
 - Predominantly Single Family

Single Family Detached - Downtown Traditional Neighborhood



Mobile Home - WVR-2



Single Family Detached - Planned Developments



Multifamily - inside urban service boundary



Mobile Home - Downtown

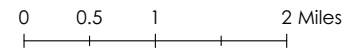


Migrant Housing - outside of urban service boundary

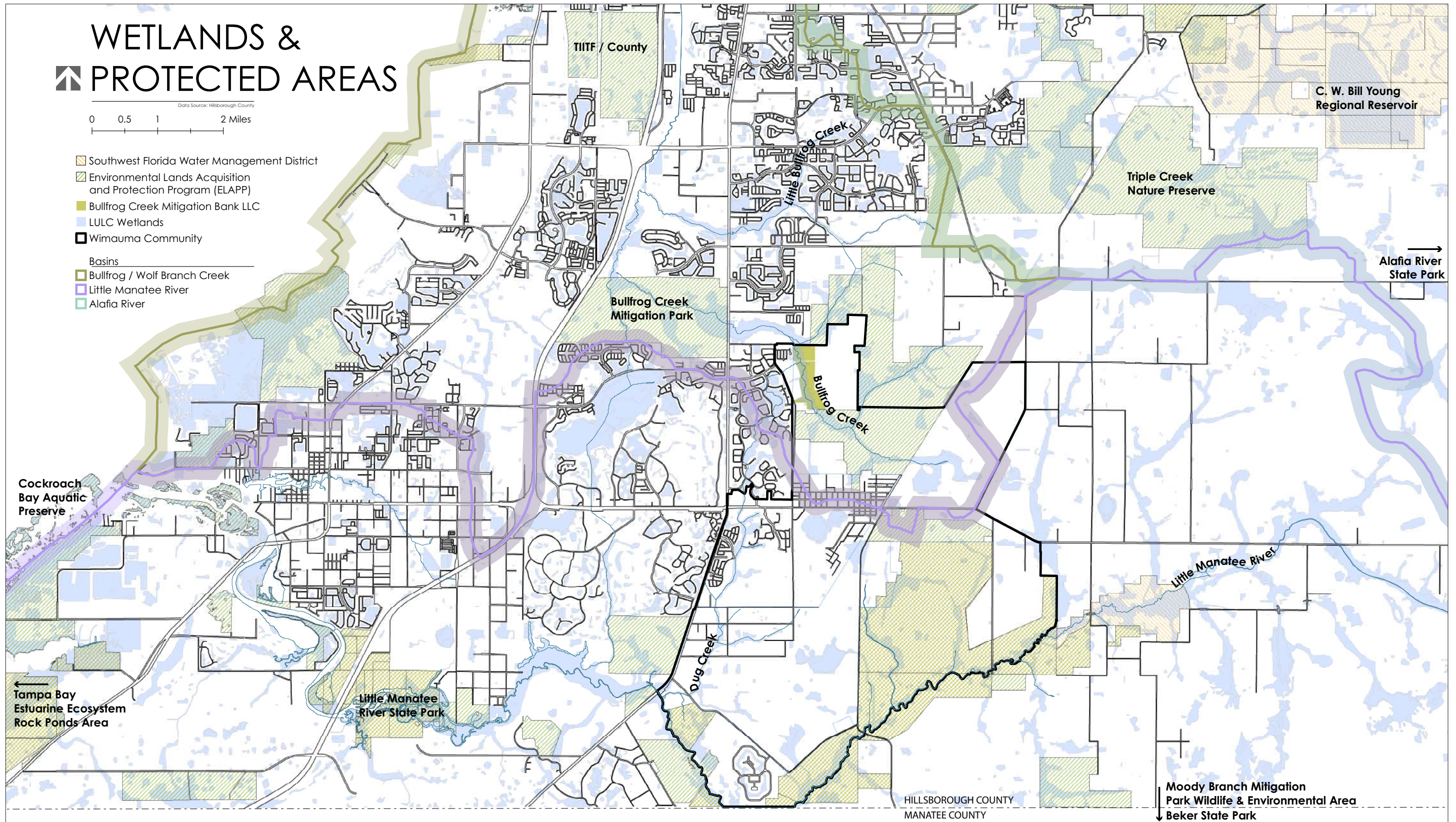


WETLANDS & PROTECTED AREAS

Data Source: Hillsborough County



- Southwest Florida Water Management District
 - Environmental Lands Acquisition and Protection Program (ELAPP)
 - Bullfrog Creek Mitigation Bank LLC
 - LULC Wetlands
 - Wimauma Community
- Basins
- Bullfrog / Wolf Branch Creek
 - Little Manatee River
 - Alafia River



HILLSBOROUGH COUNTY
MANATEE COUNTY

Moody Branch Mitigation
Park Wildlife & Environmental Area
Beker State Park

Wimauma is defined by its wide open farmland and surrounding natural areas. While a number of wetlands and 'significant wildlife habitat' have been altered for neighborhood development in the last 10 years, the County has made a concerted effort to secure conservation and restoration land in this area. It is crucial to protect the integrity and function of Wimauma's open spaces and riparian zones.

The majority of Wimauma lies within the Little Manatee River Basin, which is closely monitored by SWFWMD for quality and quantity of flows (including aquifer usage and nutrient loading). The water bodies that flow through Wimauma are important wildlife habitats and the health of the Bay and Estuary depends on the freshwater flows.

Little Manatee Nature

Preserve (roughly 7,360 acres) is a cooperation between Hillsborough County and SWFWMD. The majority of ELAPP lands to the south and east of Wimauma are included in this preserve. Due to the nature of land use in the last century, they offer disturbed but restorable native upland forests, hardwood conifer mixed, pine flatwoods, and freshwater wetlands. The river transitions, as it flows west, from fresh water to estuarine.



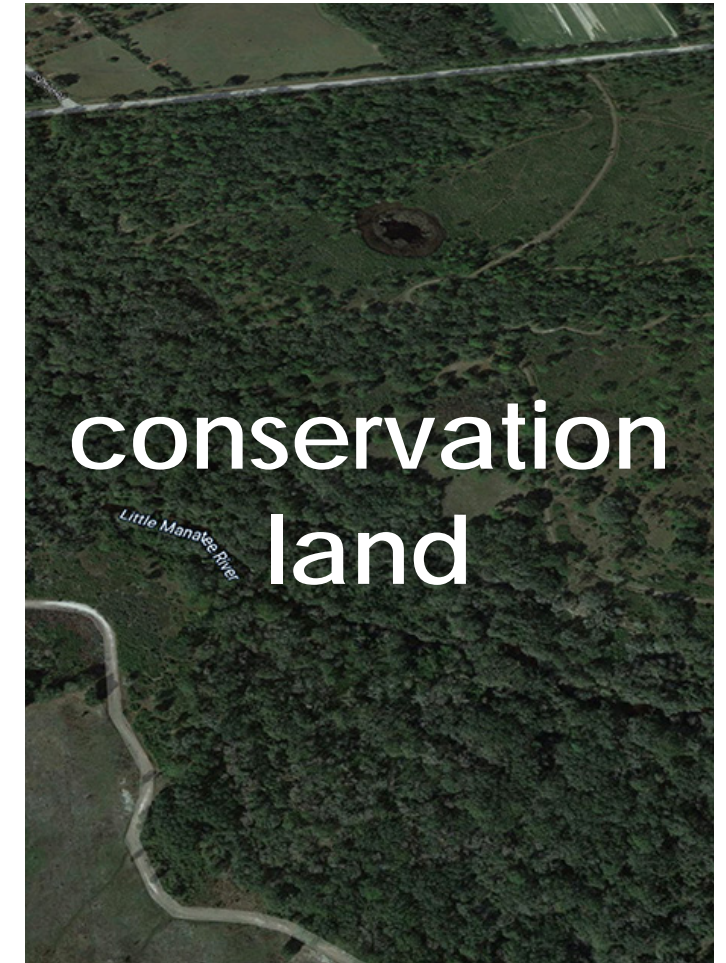
Exploring the Little Manatee River by Kayak
O'Connor, K. 2013. Florida Matters', WUSF News

Watershed/Basin: A watershed is an area on the land surface from which water flows or has the potential to flow to a common destination. Watersheds are naturally separated from adjacent basins by topographic divides. Each of the identified basins in the adjacent map are part of the Tampa Bay Watershed.



Concerns:

- Conversion of farmland and native habitat to paved impervious development.
- Although the majority of the Village is well drained and has been farmed to maintain extant low lying wetlands (source: stakeholder meetings), recent developments have greatly altered or severed creeks/wetlands (Hillsborough County GIS LULC data).
- Currently, hindered by disconnect between code requirements for % natural preservation and permit review.
- Heavily impacted southern water use areas - both quantity and quality.



Scenes From SR674



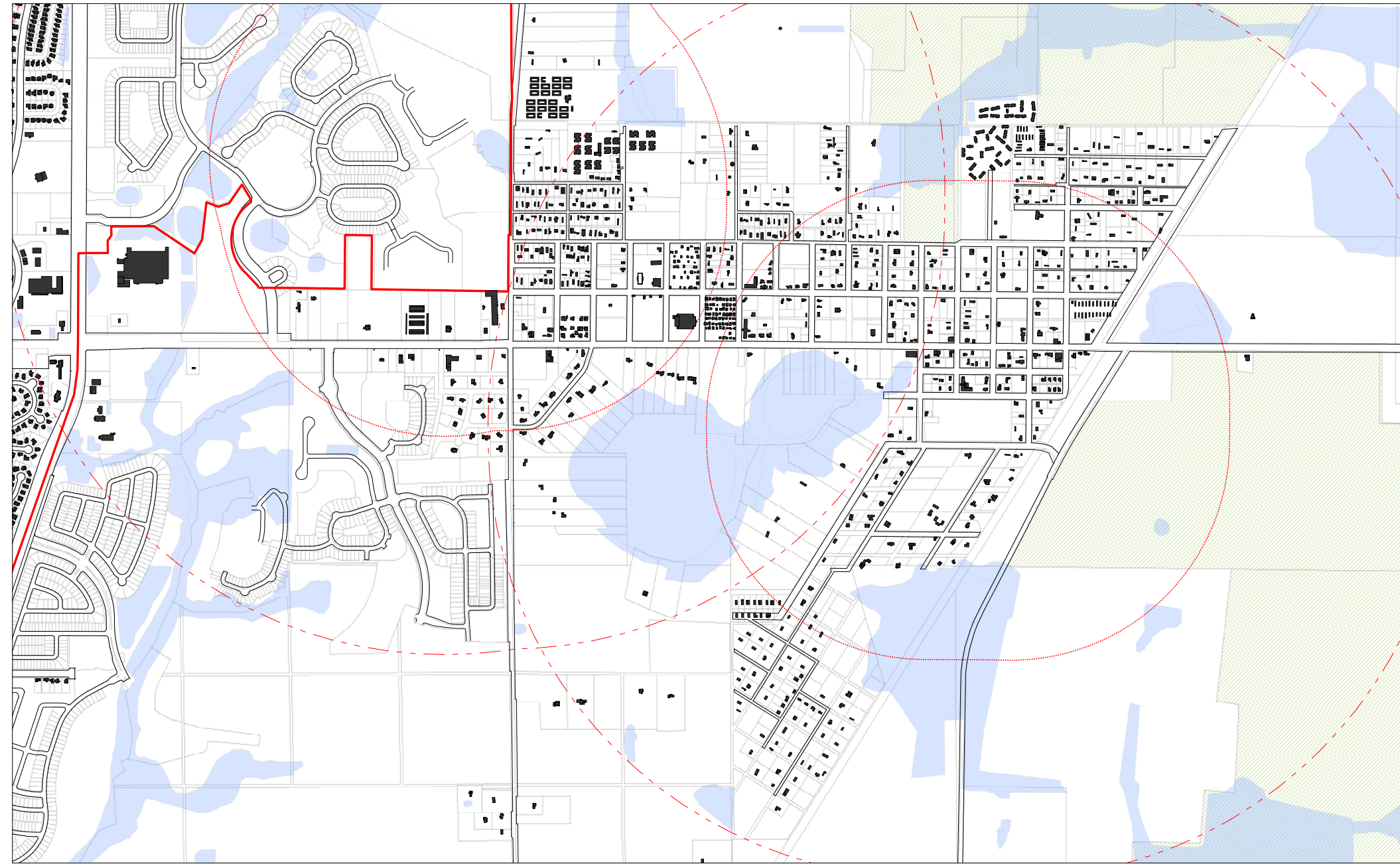
Wimauma's existing small town character is valued by the community. The original grid has helped to keep a number of small businesses intact over time despite lack of other important infrastructure. While the rural nature of downtown is valued by long time residents and committed new community members, the quality of downtown remains in decline. While adjacent communities prosper within their commercial cores, growth in downtown Wimauma is relatively stagnant. In contrast to other commercial corridors, the scaler of downtown lends itself to a vibrant main street typology where people can walk, visit neighbors, and shop local markets.

Growth is limited by:

- Infrastructure (Sewer + water)
- Safety (lighting + sidewalks)
- Street Crossings
- Congestion
- Lack of Main Street character



Downtown - Existing Land Use



Primary Uses Downtown

- Non-Profit/Community.
- Civic/Government
- School
- Religious
- Commercial/Retail
- Restaurant
- Banking
- Produce/Market



↑ Elementary Schools w/
Walking Radii





 Potential Infill/Buildout

The downtown area has seen very little investment despite surrounding large scale conversions of native or agricultural land to neighborhoods with new infrastructure. Wimauma is challenged by the hollowing of its urban core as suburbs turn their backs both financially and physically to the downtown, as shown in the adjacent map of vacant land, underutilized properties, and mobile homes.

State Road 674, although adequate for some commercial uses and storefronts, cannot currently support the character of a small town main street. Factors such as traffic speed, lack of walkability, lack of additional opportunity for development lead to a reconsideration of where Main street should develop.

 Well-being

Generations of Wimauma residents have memories of a self-sustaining and close knit community. One of the most valued assets in this most recent outreach process is clearly the community's cultural heritage.

With growth comes new opportunity, but that growth cannot come at the expense of the long-standing community inside of Wimauma. New housing development has the potential to support a thriving Main Street and business district. It has the potential to allow Wimauma to restore and enhance its independent spirit and self-sustaining community.

Local community outreach consistently reports that healthcare opportunities/services are severely lacking in Wimauma. For the transportation disadvantaged population clustered in the downtown area, a functional and affordable public transit system, partnered with walkable street network is an essential component to the overall wellbeing of the community. Lack of access to healthcare facilities is compounded by the health issues that stem from non-walkable communities such as obesity, diabetes, car accidents, asthma.

Goals

- Access to nearby healthcare.
- Access to healthier lifestyle and mobility options.
- Access to safer streets for all ages.

 Housing

The assumption that a community needs 1,000-2,000 housing units to support a thriving Main Street depends on density, connectivity, household size, and disposable income. Incomes are unevenly distributed, with the median almost \$25,000 less in the downtown than the periphery. The condition and type of housing is one indicator of expendable income. The demographic divide seems to be exaggerated as large numbers of new subdivisions are developed outside of the urban service area, with little to no investment in existing infrastructure or home construction.

Goals

- A thorough needs assessment of existing housing & infrastructure.
- Resilient housing (energy efficient and updated to current code at minimum).
- Housing that is connected to resources and amenities,
- Financial assistance and housers for mobile home replacement & mitigation upgrading.

 Opportunity

Wimauma has the potential to recapture \$16 million in retail spending to support new retail development. Wimauma households currently spend \$26.3 million annually, averaging \$12,385 per household.

108 businesses currently operate within Wimauma, but their physical presence in the downtown is limited. Almost none of the identified retail is being spent in the community. Current retail categories include clothing, computers, entertainment, food and beverage, household furnishings, and personal care products.

Goals

- Opportunities to invest locally.
- Opportunities to earn locally.
- Capacity (infrastructure) to update existing and build new businesses.
- Capacity to preserve and capitalize on the valuable resource of open space and agricultural landscape.

VISION STATEMENT



In order to secure the participation of the community's diverse population in its economic growth, contribute to its readiness for the future, and connect to its assets and natural resources - the Wimauma Community Plan focuses on health, equity, resilience, and sustainability. The community-wide approach celebrates Wimauma's agricultural heritage, rural natural resources, local businesses, cultural legacy, and small-town character. As Wimauma grows, the community envisions an affordable, walkable community connected by a network of trails with thriving local businesses and farmers markets along a porch-like main street - a self-sustaining community which is safe and welcoming to residents and businesses with access to improved well-being, housing, and opportunity.

The elements addressed in the district-wide urban design framework - mobility, form and character, environment and open space, and cultural capital and community - function to create an integrated approach to community revitalization and development. Implementation of the plan will ensure a future for Wimauma where residents can prosper, and visitors can share in the vitality of a small town with a lot to offer.

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Guiding Principles

HEALTH is an essential benefit of a well-designed built environment; ranging from access to health services to healthier lifestyle choices and education.

EQUITY matters to Wimauma's future in order to secure the participation of the community's diverse population in its economic growth, contribute to its readiness for the future, and connect to its assets and resources (adapted from the National Equity Atlas).

RESILIENCE is Wimauma's capacity to change, absorb shock and reorganize, in order to sustain identity. (adapted from: Folke, 2016).

SUSTAINABILITY refers to the long term health of a community and the environment that it relies on. The foundation of this concept has to do with planning for the well being of future generations.

Goals



Well-being

- Access to nearby healthcare.
- Access to healthier lifestyle and mobility options.
- Access to safer streets for all ages.



Housing

- A thorough needs assessment of existing housing & infrastructure.
- Resilient housing (energy efficient and updated to current code at minimum).
- Housing that is connected to resources and amenities,
- Financial assistance and housers for mobile home replacement & mitigation upgrading.



Opportunity

- Opportunities to invest locally.
- Opportunities to earn locally.
- Capacity (infrastructure) to update existing and build new businesses.
- Capacity to preserve and capitalize on the valuable resource of open space and agricultural landscape.

Strategies

Mobility

The movement of people and goods is critical for quality of life, economic development, and resiliency in times of need. The infrastructure in and around Wimauma is not prepared for the kind of car-centric development that has and continues to grow throughout the area. Rather than widen the few existing right of ways, improvements should begin with a comprehensive approach to improving the existing street functions, connecting segregated private communities that impede transportation, developing safe and effective alternative travel options by way of foot, bicycle, and transit.

- Circulation
- Hierarchy
- Streets
- Trails / Bike Network
- Pedestrian Realm
- Transit

Form + Character

While providing families the chance to purchase their own homes, the nature of large planned developments are antithetical to the goals and vision of Wimauma's community. Care must be taken to integrate new and existing community road networks and building fabric in order to maintain holistic growth and mobility.

- Overall
- Zoning
- Infrastructure
- Scale (Parcels)
- Small Town
- Downtown Districts
- Main street
- WVR-2
- Housing / Building Types

Environment + Open Space

The Wimauma vision can become a model for a countywide green infrastructure and mobility system, paired with quality urban design, that can support the preservation of natural and agricultural areas. And a framework for community-wide benefits in which the quality of life for current residents is improved along with new developments.

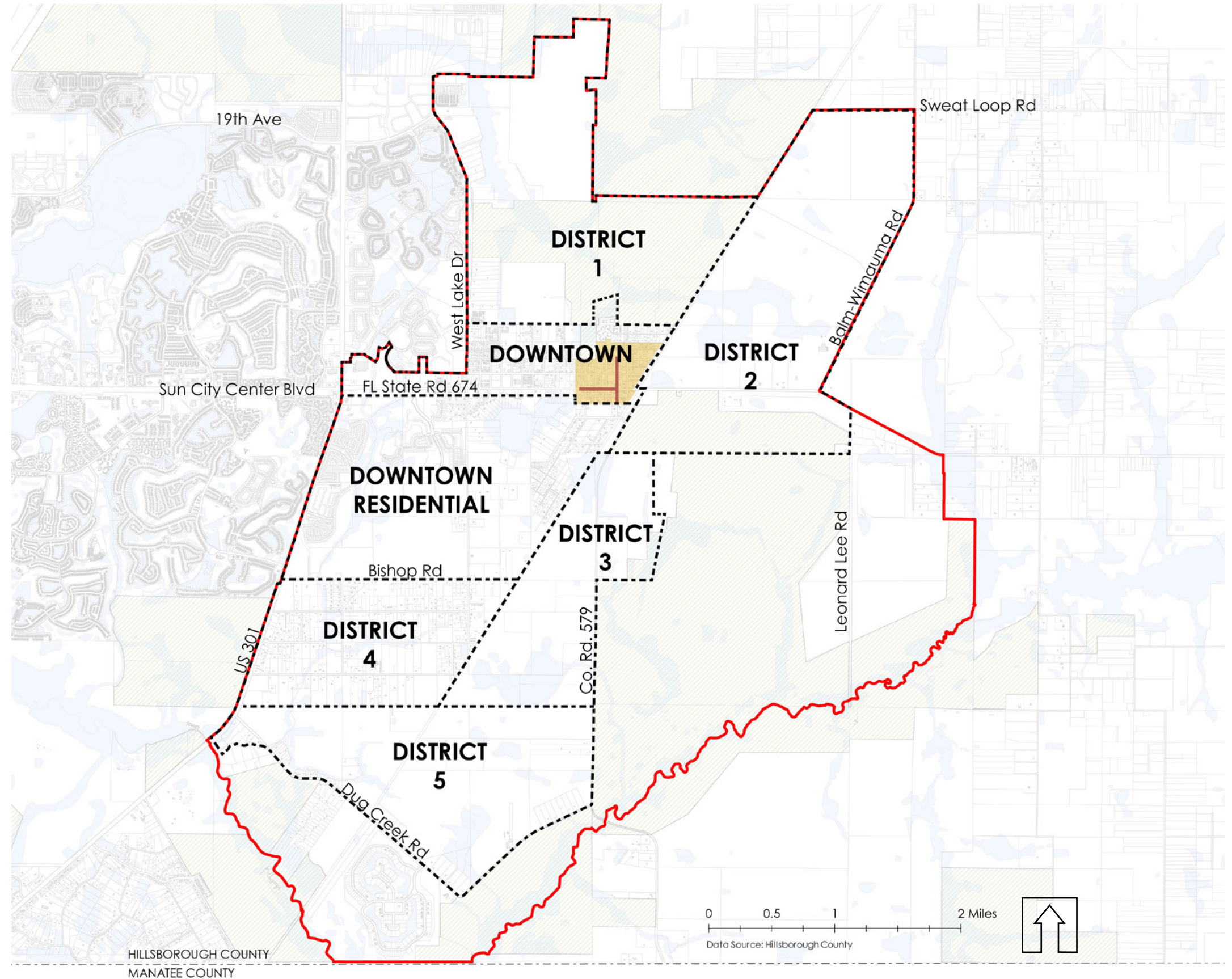
- Conservation
- Parks + Recreation Fields
- Low Impact Design
- Agriculture
- Rain Gardens

Cultural Capital + Community

Community is often stated as one of Wimauma's greatest assets. This speaks to existing community strengths that the Plan can assist by outlining opportunities for existing community members and their new neighbors to grow and thrive with Wimauma.

- Create a place to be and a gateway or welcome center to natural areas (branding).
- Schools
- Shared Resources
- Social

Districts

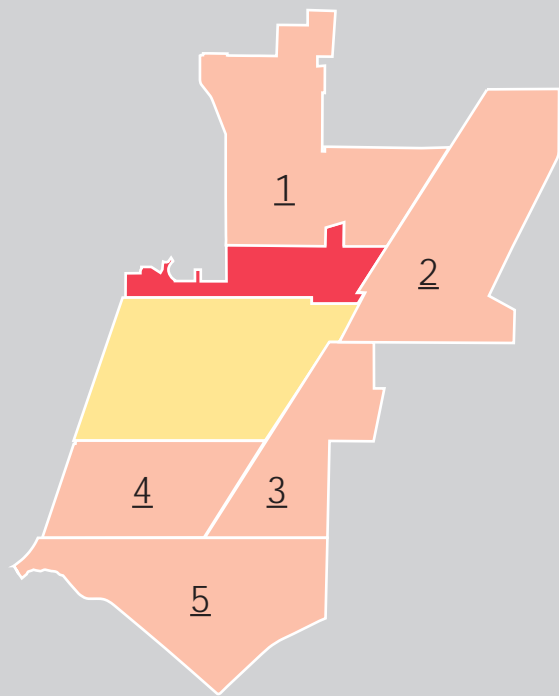


The community's priorities have explicitly place-based implications; goals that can be mapped and implemented in the physical design. Given existing development pressure, it is more important than ever to understand how the pieces of the map work together and how the layers of built environment, natural resources, and community support each other. The physical and financial framework will help Wimauma and Hillsborough County plan for growth while preserving the valuable qualities of community. Without a larger vision, allowing one planned development at a time will result in a disconnected road network (congestion) and piecemeal or non-functioning natural areas.

DISTRICTS

Areas within the Wimauma boundary are segmented into districts for the Wimauma Community Vision Plan in order to understand opportunities and approaches to future development and revitalization. These districts do not have regulatory boundaries, but rather serve as a way to understand existing amenities, development, and natural assets.

- All districts are oriented to the Wimauma Greenway Trail, which serves as a walking and biking spine with the potential to bring Wimauma together. It provides access from each district to downtown, schools, and recreation. New development should orient to the Greenway Trail.
- Future developments of the districts have the ability to develop per the WVR-2, or can follow the Agrihood Model, or can remain productive farmland. Farmland is encouraged to utilize the Transfer of Development Rights which would allow gross units per acre to be transferred into the Urban Service Area, prioritizing the Downtown Receiving Zone and incentivizing farmland.
- Clustering is encouraged around the greenway trail and toward downtown and the Urban Service Boundary Area in an effort to conserve vital natural and open space. Open spaces are intended to buffer areas of new development and the rural areas of Wimauma.
- Downtown and the Downtown Residential are the two districts within the Urban Service Boundary. Business, retail, and commercial uses will be focused in the downtown district which may be bookended by larger scale commercial and light industrial uses.
- The Downtown Residential District is predominantly single-family with some new development and is located to take advantage of downtown amenities.
- Districts 1 through 5 are within the WVR-2 zoning and are outside of the Urban Service Boundary.



DOWNTOWN

The smaller scale of the downtown grid is ideal for pedestrian activity, local business development, multifamily development, and live-work housing organized around a Main Street corridor. Main Street is oriented north-south on 4th Street and incorporates a handful of blocks on SR674, where existing local businesses are currently clustered. Main street serves to connect old and new development, provides a safe pedestrian crossing at SR674, and maintains a connection to the Greenway Trail.

The Receiving Zone is identified as a key area in need of infrastructural improvements in the downtown. It incorporates existing businesses and Main Street as the priority development area for transfer of development rights.

Amenities and increased residential density increase the likelihood of a successful transit circulator that would connect residents to other areas in South County and future regional hubs.



URBAN SERVICE (DOWNTOWN RESIDENTIAL)

This District is composed predominantly of new/in progress planned residential developments and some existing single-family. This area is ideal for future school locations and walking/biking connections to downtown amenities. With the extension of Bishop Road from 301 to 579, it provides an ideal location for a future high school with access to downtown amenities, transit option, and the Greenway Trail.

The future high school should be located close enough to downtown for students to capitalize on transit and amenities, New residential areas should provide the safest and most direct possible pedestrian connection to new school and recreation areas. Additionally, it should capitalize on partnerships with anchors and educational institutions like Hillsborough Community College (HCC).

DISTRICT 1

This area, zoned WVR-2, is outside of the urban service boundary and connects Wimauma to Balm and Riverview via West Lake Drive. A large portion of it is completely preserved (SWFWMD, ELAPP, and Bullfrog Mitigation) and acts as an important link/section of the Bullfrog Creek natural area. Remaining acreage is currently active agricultural land with migrant worker housing. In the future, it could be reserved for conservation or remain active farmland. Developments connecting District 1 to downtown are recommended to tie into the downtown street grid.



DISTRICT 2

This area is mainly large parcels comprised of the TECO solar farm and active agricultural land. Divided by SR674, properties along the north side of road have the potential to extend downtown activity and small scale farming opportunities. Large portions are approved for ELAPP purchase, but remain unfunded. South of SR674 is ELAPP land with a new community fire station. This area is ideal for Agrihood or Community Land Trust to allow development to occur in a way that preserves the industry and heritage of agriculture in Wimauma.



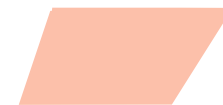
DISTRICT 3

This area is adjacent to the old train station location, bounded by the Greenway Trail and adjacent to downtown. It connects a safe route to move school age children to and from school. This district has the potential to serve new residential development that orients to the Greenway Trail, providing additional mobility and access to Downtown Wimauma. The District hosts wetlands and other flood prone areas that should be set aside as non-buildable acreage and conservation area.



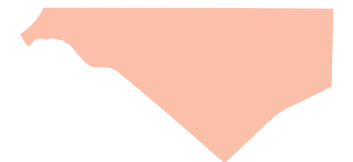
DISTRICT 4

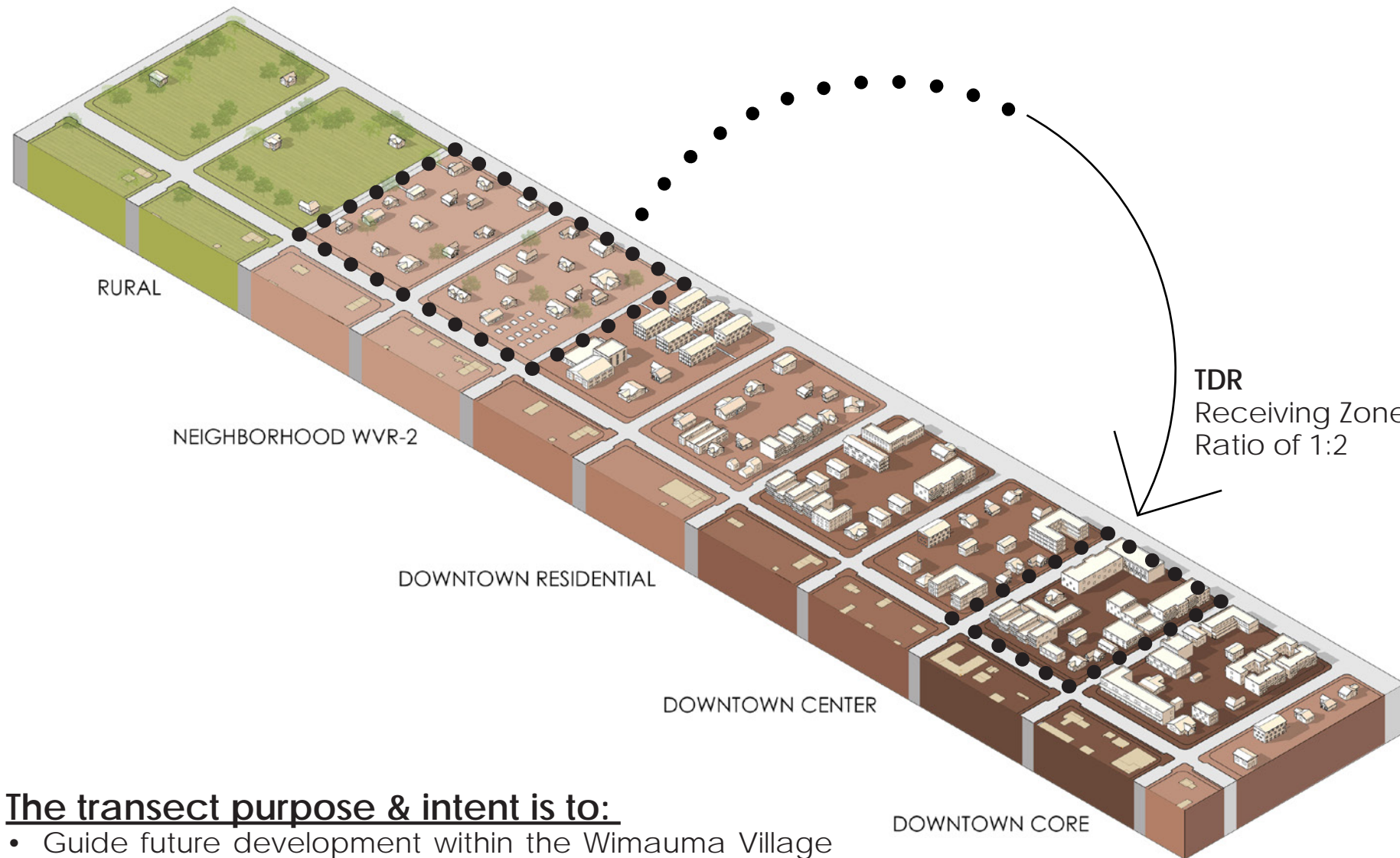
This area, while completely in the WVR-2, has a slightly different scale and nature than the other districts. It is characterized by smaller tracts of land typically ranging from 1 to 7 acres. Lacking the large acre plots that are desirable to typical development in the area. This district has small scale agricultural/rural uses. It has gridded and mostly connected streets. It is bounded on every side by existing right of way; Bishop to the north, West Lake to the east, Bonita to the south, and 301 to the West. Property along Highway 301 has potential for commercial development.



DISTRICT 5

This area is the furthest from the downtown core, but is situated to benefit from the Greenway Trail. The Trail bisects this area, providing development opportunity that can orient to it. It has access to the river and wetland areas well suited for conservation. The southern portion of this district should serve as a buffer to rural areas around it and the River Conservation corridor. The westernmost portion is within an evacuation zone and could serve as a natural stormwater element or floodable park space.





The transect purpose & intent is to:

- Guide future development within the Wimauma Village Residential-2 on the Future Land Use Element of the Hillsborough County Comprehensive Plan to fit the Wimauma community vision.
- Provide direction to ensure that development of land designated WVR-2 is in accordance with the guiding principles of the Wimauma Community Plan.
- Clarify procedures for transferring development rights using TDR credits. This will allow continued rural uses of land within the designated sending zone by creating an incentive to transfer development rights to the Wimauma Downtown Receiving Zone.

Transfer of Development Rights

The TDR Element encourages the transfer of density for several purposes: to move potential development to certain locations inside the USA; to encourage continued use of land for rural and open space purposes by transferring potential density off the land which maintains value of the sending zone; and to allow the accumulation of sufficient development rights to support downtown development.

- Allow for the transfer of up to 2 dwelling units per acre densities between 2 separately owned or commonly held properties, whether or not they are contiguous to each other. The designated sending area shall be inside the limits of the Wimauma Village Residential-2 category and other rural areas outside of USA. Receiving Zone: The designated receiving areas shall be inside the Wimauma Village Residential-2 category, inside the Urban Service Area portion of the Wimauma Village Plan, or in the Wimauma Downtown Receiving Zone.
- To support housing growth in the Wimauma Downtown and preserve rural areas within the WVR-2, the exchange ratio for transfer of dwelling units into the priority receiving zone of the Wimauma Downtown Main Street Core will be 2 DU/A to 4 DU/A, a ratio of 1:2 (except in WVR-2 to WVR-2 transfers, the ratio is 1:1). No property shall be left with less development rights than there are existing dwellings on said properties, or less than 1 dwelling unit development for any parcel which would otherwise be eligible for a dwelling unit. TDR tracking shall be via file-permanent deed restriction.
- To support the Main Street Core and economic development, stacking of TDR and Affordable Housing Density Bonuses will be allowed and encouraged in the Downtown Receiving Zone. Stacking of TDR and Affordable Housing Density Bonuses shall not be permitted in WVR-2 to WVR-2 transfers.

Main Street Core

Purpose: Development is most intense in the Main Street Core. Buildings are built along the front property line, creating a continuous street facade to increase walkability. Commercial and civic uses are anticipated in the Main Street Core; a mix of apartments and live/work buildings constitute the residential component of the Main Street Core within walking distance of surrounding residential areas of the Wimauma Village.

The Main Street Core is focused on Main Street. The goal is to provide a consistent downtown streetscape of retail and services that is vibrant and scaled to pedestrians.

- Residential uses encouraged on 2nd or 3rd floor, above other uses
- Office uses encouraged on 2nd floor, above other uses
- Highest density and intensity within the Wimauma Downtown Overlay District
- Serve as the priority receiving zone for Transfer of Development Rights in the Wimauma Village Plan area
- Within the Wimauma Downtown TDR Receiving Zone

Downtown Center

Purpose: The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the

front property line to allow a front yard with a porch or stoop; lots often have private rear yards.

The Downtown Center encourages higher density residential with some retail services and office uses. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.

- Live-work units and mixed-use buildings are encouraged
- Includes the Wimauma Downtown TDR Receiving Zone

Government District

Purpose: The Government District at Post Office Square is a special district within the Downtown Center adjacent to the Main Street Core. The character is consistent with the Downtown Center but is focused on institutional uses. Government District at Post Office Square is a special district intended for government and institutional uses, so that they are centrally located in close proximity.

- Concentrates government services close to each other
- Other uses are encouraged to prevent vacant areas and maintain a mix of uses
- Regulations permit flexibility in design for public service buildings to meet community needs.
- Uses such as libraries and government offices, nongovernment institutional including private institutional uses, such as hospitals, clinics and colleges are encouraged.

Downtown Residential

Purpose: The Downtown Residential is adjacent to the Downtown Center and within walking distance to the Main Street Core. The Downtown Residential zone is residential in character with a mix of housing types including single family attached and detached homes, live/work units, and some multi-family units. Homes located in the Downtown Residential zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. Development should maintain a connected street network.

- Residential uses are encouraged
- Multi-family units are encouraged
- Creates a variety of housing types including single-family attached and detached homes.

Wimauma Downtown West

Purpose: Focusing larger scale uses outside of the compact downtown will allow small business to develop near residential uses within the most pedestrian oriented zones of the district.

- Uses per the LDC typical use matrix

Wimauma Downtown West

Purpose: Focusing larger scale uses outside of the compact downtown will allow small business to development near residential uses within the most pedestrian oriented zones of the district.

- Uses per the Wimauma Downtown Overlay section of LDC

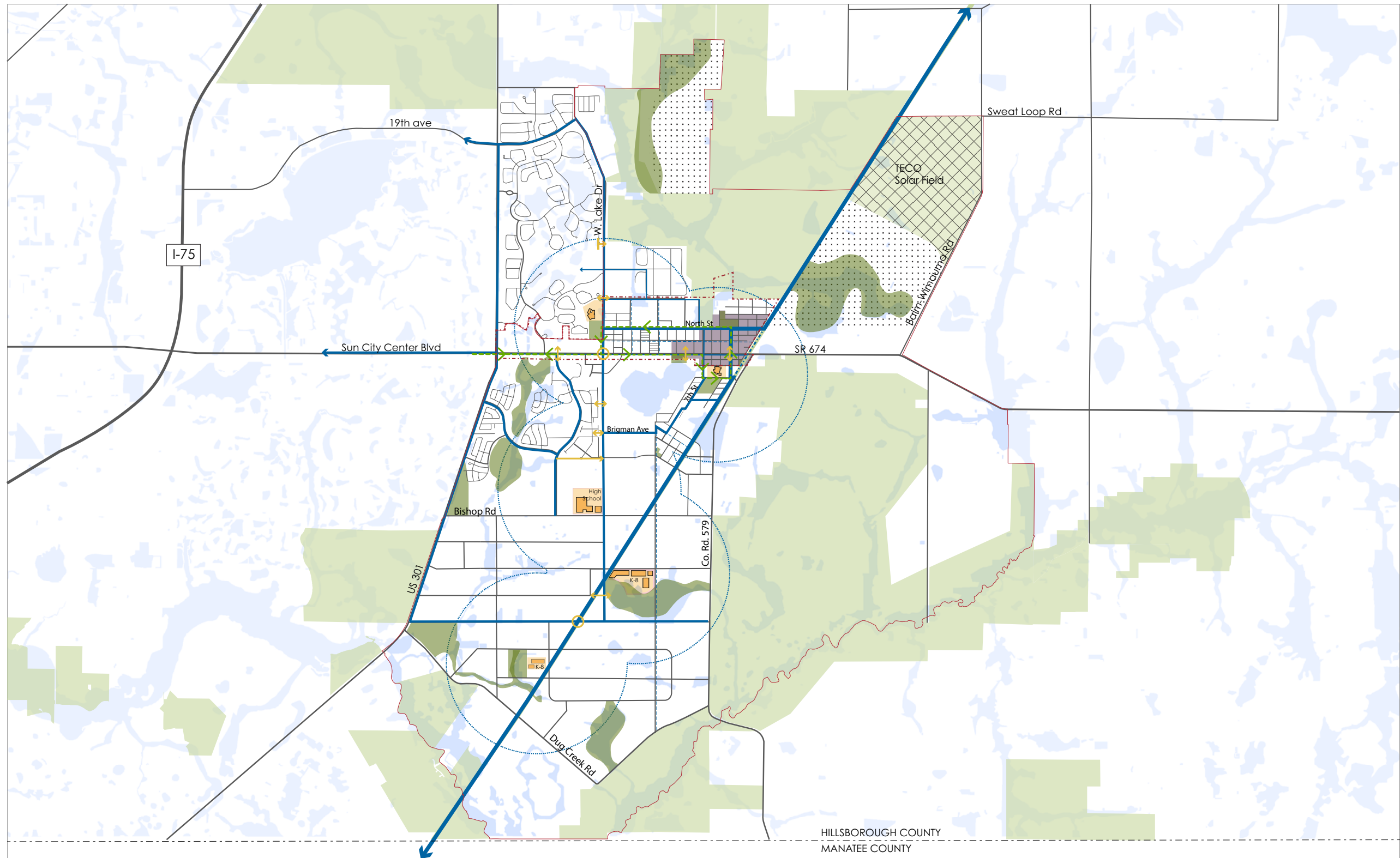
Village Residential (WVR-2)

Purpose: The Village Residential, within the WVR-2, is residential in character with a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the WVR-2 zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. These neighborhoods are bounded by the beginnings of rural, natural, agriculture, or open-space features such as pasture, groves, forest, lake, meadow, or wetland. These features provide a physical change that defines the neighborhood, and provide recreational connections to adjacent or adjoining neighborhoods.

- Residential uses permitted.
- Multi-family units are permitted.
- Creates a variety of housing types including single-family attached and detached homes.
- Civic uses such as schools and libraries are permitted.

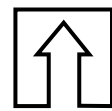
Rural

Purpose: Rural zone does not adjoin neighborhoods. Land uses in the Rural zone encompass the full range of permitted agricultural, recreational, and open space uses.



HILLSBOROUGH COUNTY
MANATEE COUNTY

Data Source: Hillsborough County



WIMAUMA Regulating Plan

-  Proposed School Location
-  Proposed Conservation Set Aside Min. with 1 mile radius
-  Approved Agrihood/Cooperative
-  Bike and Pedestrian Safety Network
-  Pedestrian Specific Improvements
-  Transit Circulator



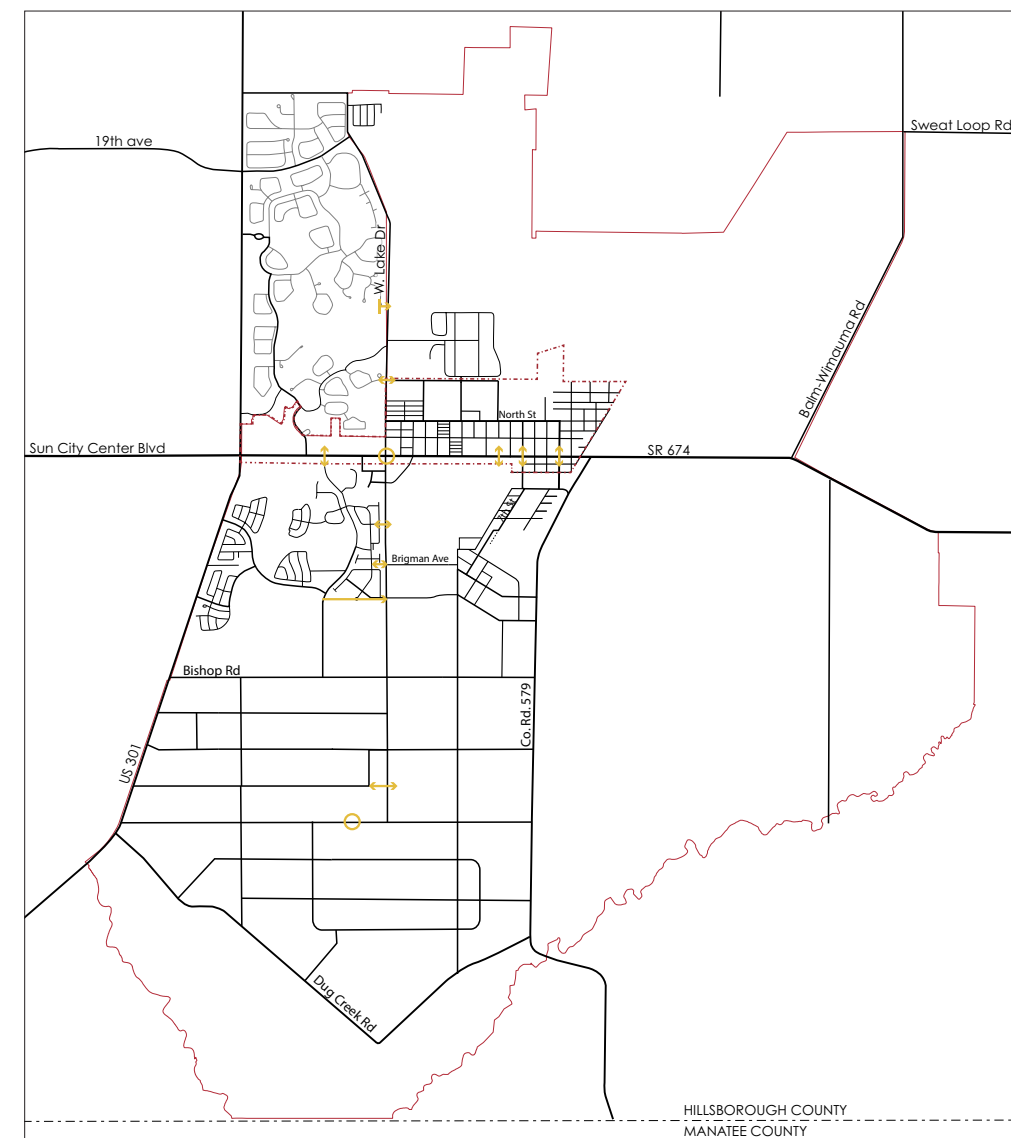
Gridded Street Network

The following points include recommendations for a Future Street Network Plan to be incorporated in the Hillsborough County Comprehensive Plan Update, including:

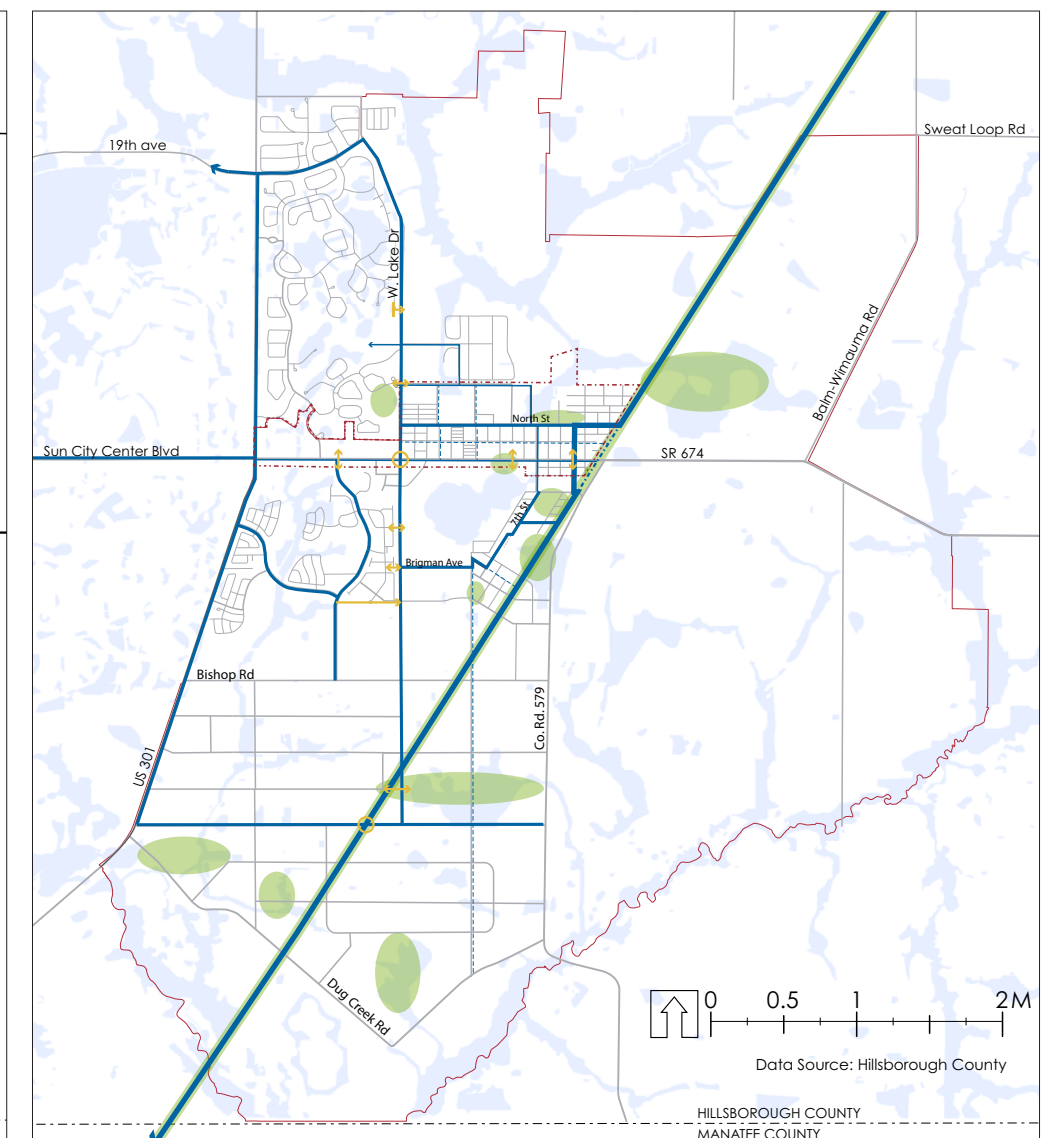
- Street improvements
- Greenway connectivity
- New streets to improve the network and connectivity problems
- Locations for pedestrian safety measures
- Development of north-south pedestrian corridors, designed to foster sense of place, activate existing commercial corridors, and connect the community to valuable existing amenities
- A structure for phasing and fundraising

CONCEPT: A Compact Community is one in which housing, services, retail, jobs, entertainment, healthcare, schools, parks, and other daily needs are within a convenient walk or bicycle ride's distance. The community is supported by a complete transportation system and encourages community interaction and efficient delivery of public services.

New development and redevelopment must accommodate the future street network through grid-like patterns as represented in the Plan. Each neighborhood must provide an interconnected network of streets, alleys or lanes, and other public passageways such as bicycle network or trail network.



Street Classification



Bicycle Facilities and Trails

Complete Streets

Streets can be designed for various classifications, but must consider context-sensitive approaches to serving diverse users and modes of transportation regardless of their age, ability, or mode of transportation. Performance measures include safety for pedestrians and capacity to move high volumes of traffic. Local streets should include traffic calming measures.



Low-Impact Design

All streets can benefit from landscaping / on-site surface level stormwater treatment.



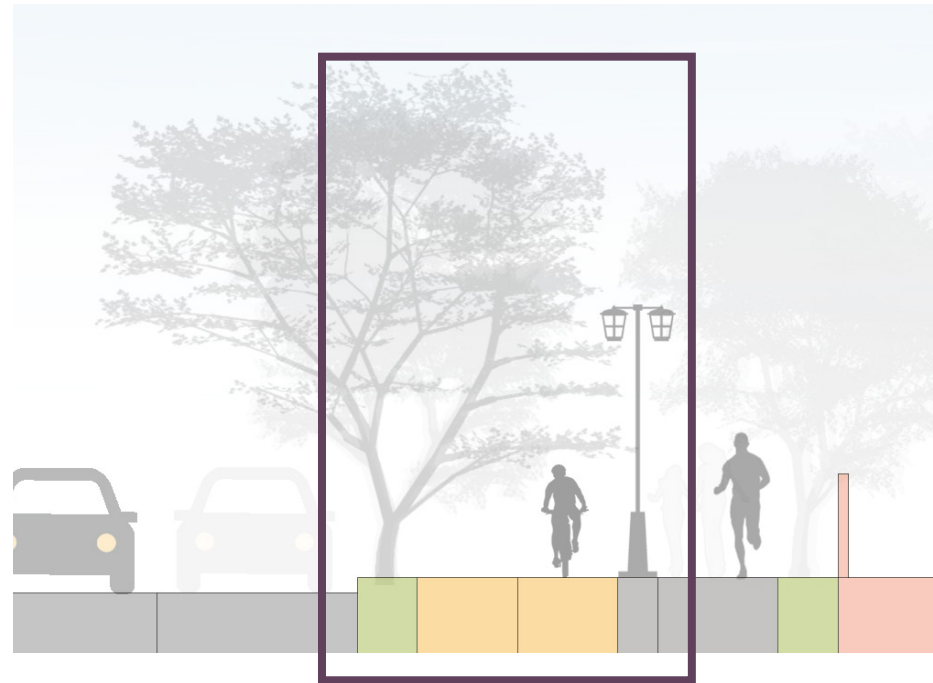
The Pedestrian Realm



Inherent to the scale and connectivity of Wimauma's downtown blocks, but pedestrian activity is currently limited by dangerous street crossings and the inconsistency of pedestrian infrastructure toward the edges of downtown. Pedestrian connectivity and safety is critical to increasing mobility and reducing dependency on cars. Safe street crossings (highlighting safe routes to schools and community facilities) and other pedestrian prioritizing improvements will be made to improve the pedestrian experience in downtown Wimauma. This includes, but is not limited to, the ability for school age pedestrians to travel north-south to school.

Pedestrian traffic should be wide enough to allow for both directions of traffic, uninhibited by utility poles or street furniture, and protected from traffic by a buffer with landscaping, green infrastructure, and amenities like trash or street lighting.

Bicycle Facilities



Bicycle facilities and trails for commuter and recreational purposes are designed to supplement mobility for those traveling short distances or arriving to recreational trails. They are one of the most valuable opportunities that the community can develop. With access to bike trails to the west and nature trails to the north and south, a trail system that ties together new and existing neighborhoods will improve mobility and healthier lifestyle choices. Existing streets are not safe for bicycle transportation and will be redesigned to incorporate new neighborhood growth. New neighborhoods will invest in public right of ways that support community-wide mobility. These bike trails will serve as an important hub in the regional trail system, specifically the Cross Coast Greenway proposed on the TECO utility easement that runs diagonally through Wimauma. Trails should be designed to facilitate safe street crossings. Where possible; minimum of 12 feet wide 2-directional pedestrian and bicycle traffic; protective measures when sharing the travel lane with cars; separated and protected from high speed travel lanes.

Transit



Transit has proved challenging in Wimauma due to the small population and limited road network. Although challenging, it is clearly a high priority to Wimauma residents to develop an effective and usable transit option. The goal is to synchronize planning for transit and clustered development; to see long range planning for clustered development near future transit lines.

Automobile

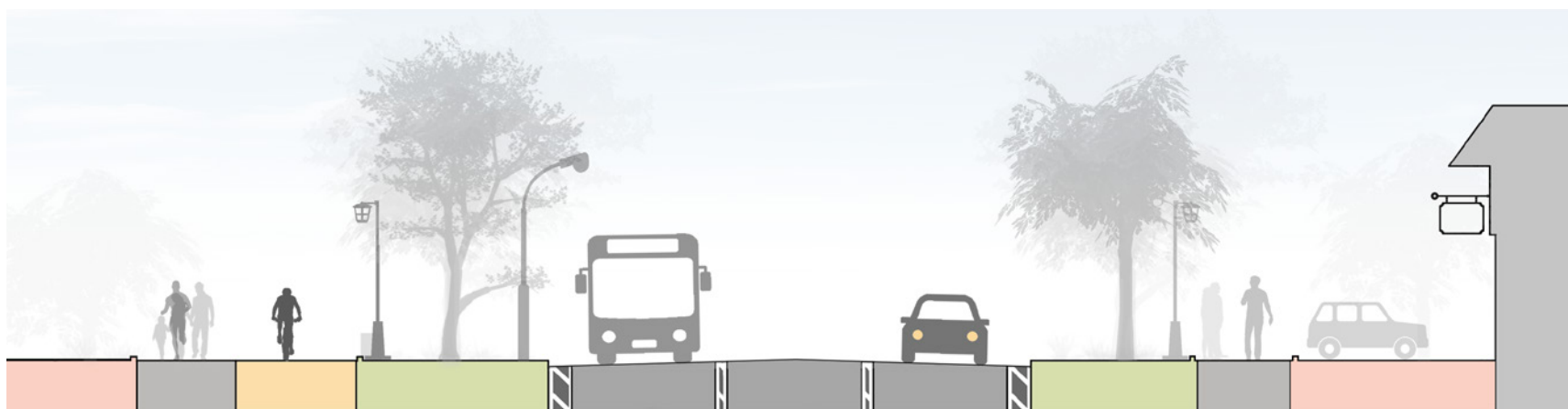


Automobile traffic will increase. New roads are to be designed to mitigate bottleneck congestion in the downtown area.



Boulevard

Street design should emphasize comfortable walkways with a strong relationship between the pedestrian realm and adjacent buildings. It should accommodate moderate capacity roadways with more traffic than local streets. They are typically more active and should therefore adequately move automobile, bicycle, and pedestrian traffic.



Main Street Boulevard

This street design should emphasize comfortable walkways with a strong relationship between the pedestrian realm and adjacent buildings. It is a low speed corridor with pedestrian and bicycle activity being prioritized.



Street Types	Main Street Core	Downtown Center	Downtown Residential	Government District	Village Residential (WVR-2)
Boulevard	X	X	X	X	X
Main Street Boulevard	X				
Multimodal Avenue	X	X	X	X	X
Neighborhood Street	X	X	X		X
Greenway		X	X	X	X

Multimodal Avenue

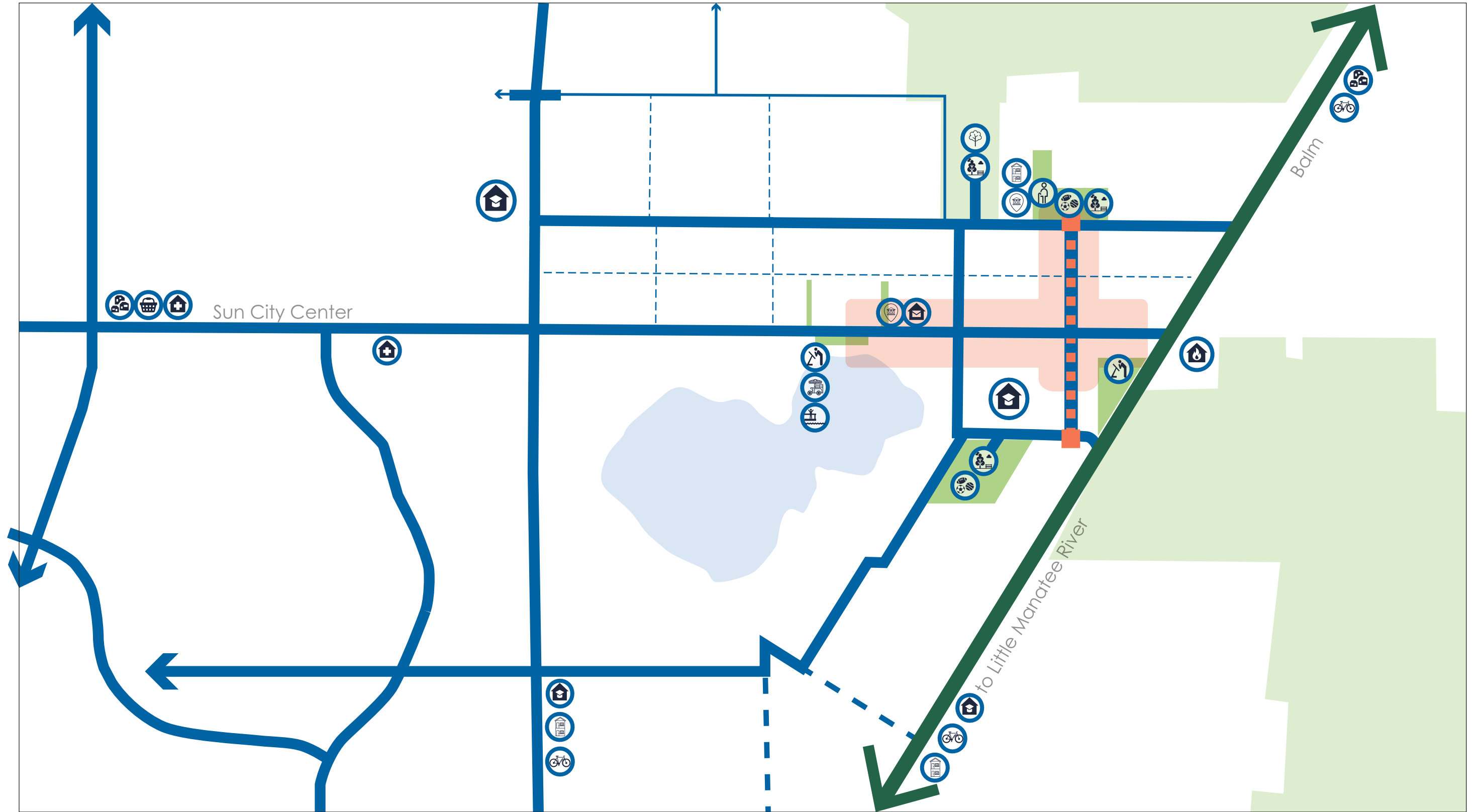
Multimodal corridors have densities that encourage transit use. Street design should emphasize comfortable walkways with strong relationship between the pedestrian realm and adjacent buildings. The street has low to moderate capacity roadways that move traffic from local streets. They are more active than local streets and accommodate bicycle and pedestrian traffic.





Neighborhood Street


Neighborhood streets provide access to adjacent properties and to the connecting street network. These streets are low speed and low capacity and typically all modes share the right of way. Pedestrian and bicycle activity should be prioritized.





 Downtown - Bicycle Facilities

 Wimauma Core
 Main (4th) street

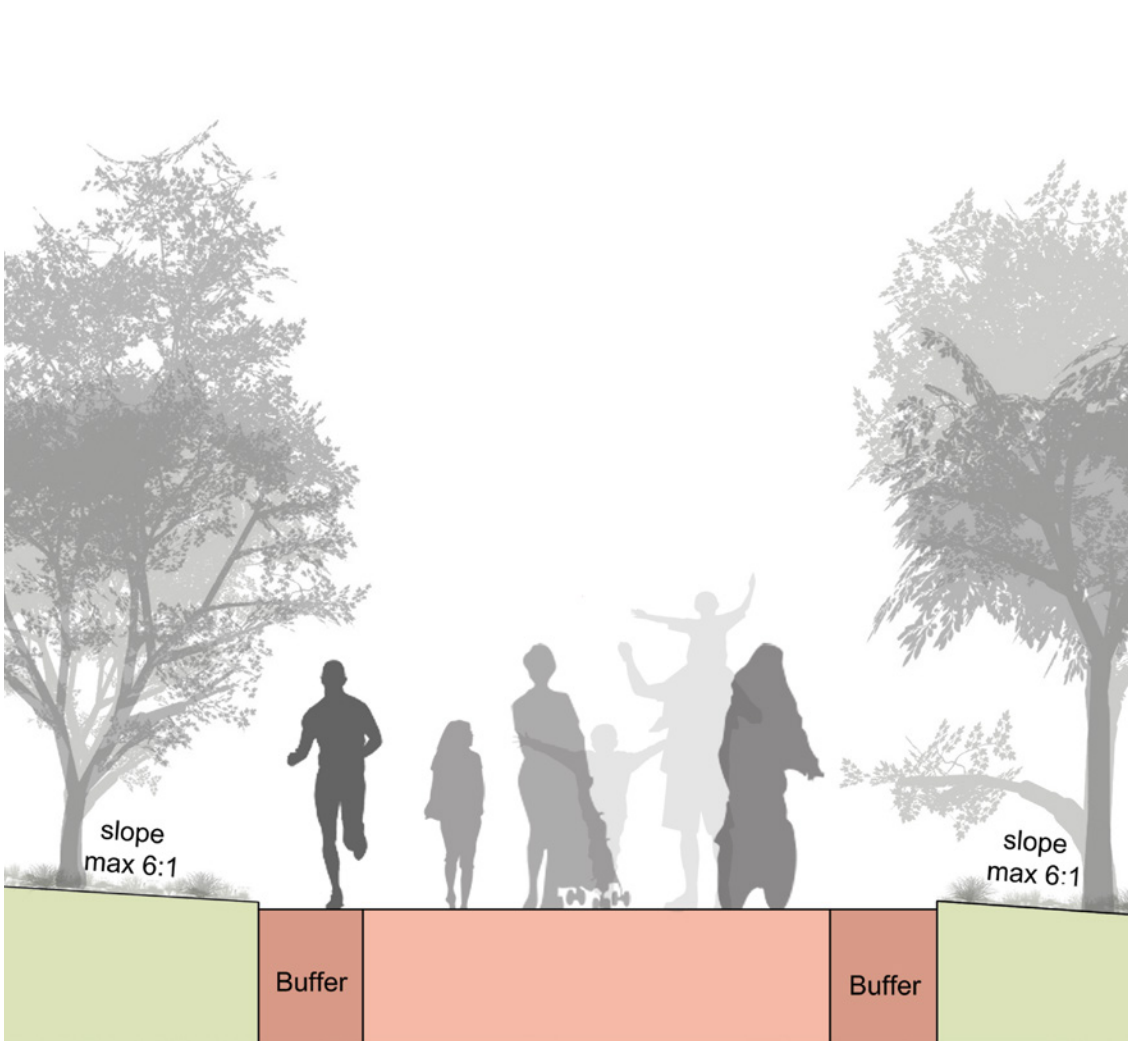
 Greenway Trail
 Protected Bike Lane

 Bike Lane
 Destination Points

0 0.5 1 2 Miles

Bicycle Facilities: Bicycle transportation is an important and necessary component to circulation in Wimauma. Trails and on-street bike lanes are planned throughout Wimauma to connect from all areas of the community to and through downtown. Physical separation from automobile traffic helps to make bicycling more safe for people of all ages and abilities.

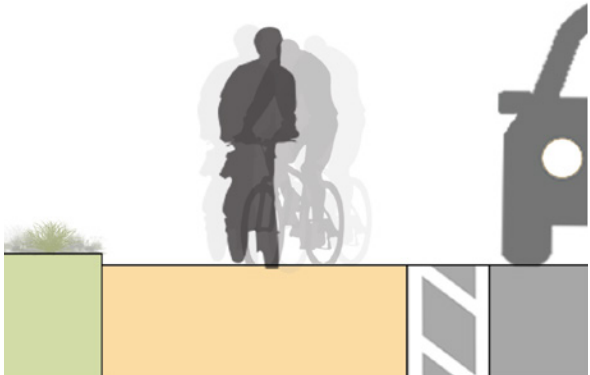
Design Objectives: Wide bike lanes, cycle tracks, or trails with physical separation from automobile traffic where possible, and especially for new construction or street improvements. Planted areas and raised curbs are preferred for physical separation. Bicycles share the roadway with low speed traffic such as on neighborhood streets.



Wimauma Greenway Trail



Cycle Track



Buffered Bike Lane



The Pedestrian Realm:

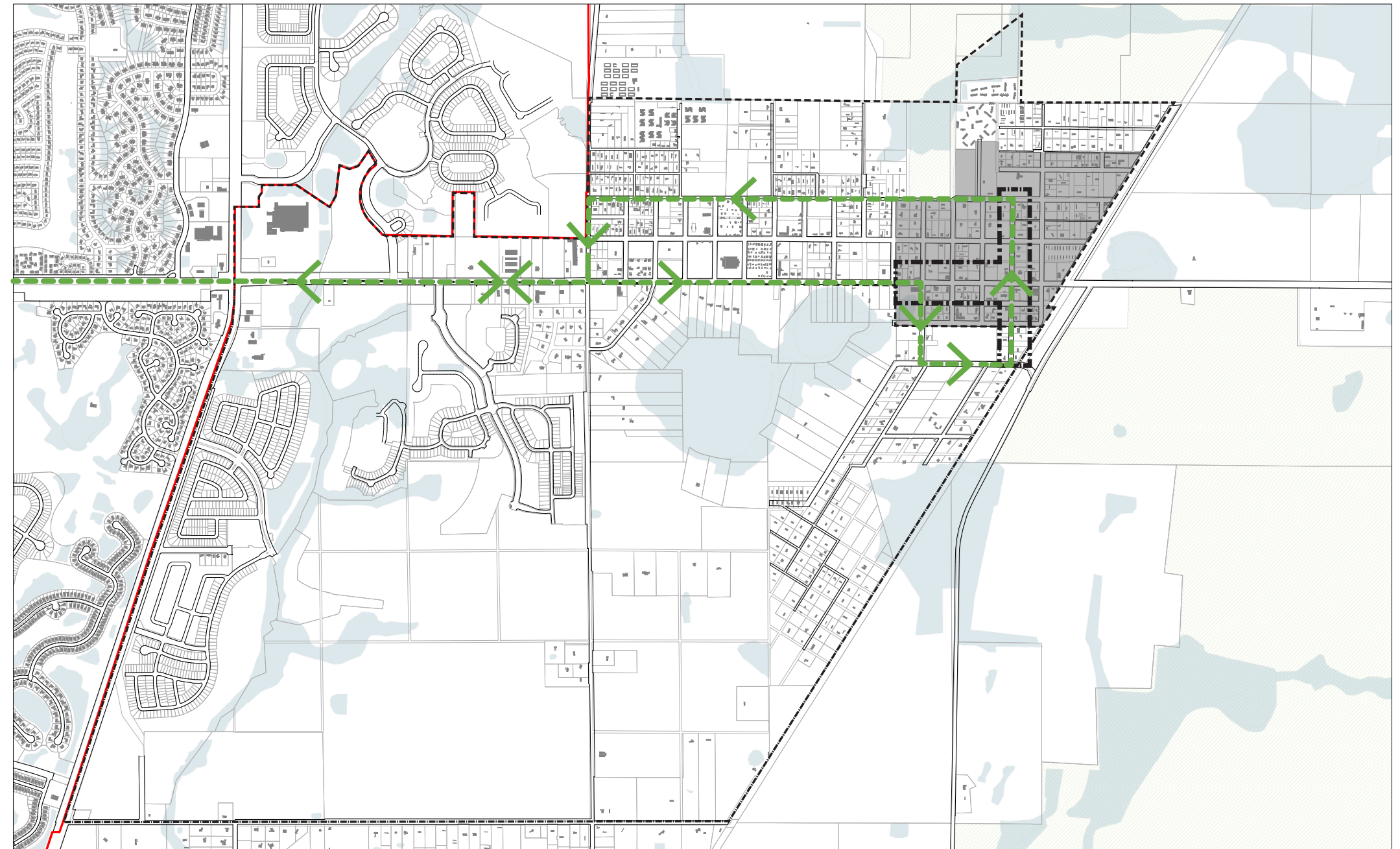
The importance of pedestrian connectivity and safety is emphasized by sidewalks, street lighting, street trees, and other elements for shade such as porches/balconies. Sidewalks on boulevards, multimodal streets, and Main Street should accommodate various amenities such as benches, and promote active street life. This will encourage people to walk between destinations and benefit community access between the built and natural environment.

Design Objectives:

Wide sidewalks to accommodate pedestrian traffic, street trees, green infrastructure for stormwater runoff, street lighting, and amenities such as benches and overhangs.

Transit Route:

Connecting to a transit circulator will benefit the Wimauma community. Transit stops should be located in close proximity to destinations along the circulator route or in close proximity – a short five minute walk – to pedestrian amenities. A number of residents are transportation disadvantaged, a transit circulator provides important mobility options for residents to get to work, school, healthcare facilities, and other amenities in the South County area.

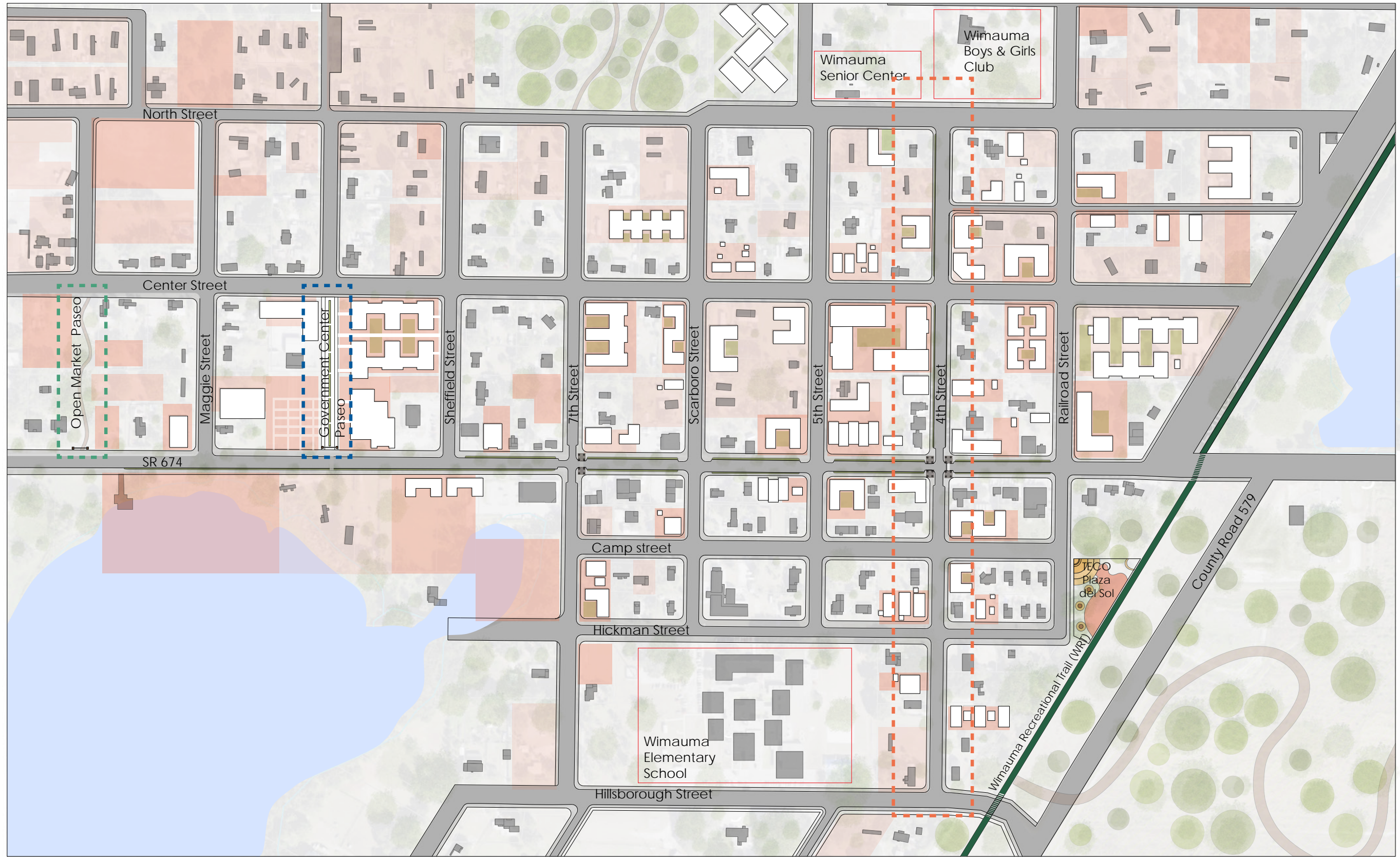


 **WIMAUMA**
Circulator Map

 Circulator

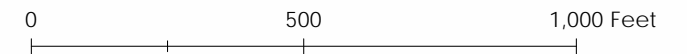
Data Source: Hillsborough County

0 0.25 0.5 Miles



 **DOWNTOWN**
Master Plan

*Dashed outlines represent pedestrian focused streets and paths



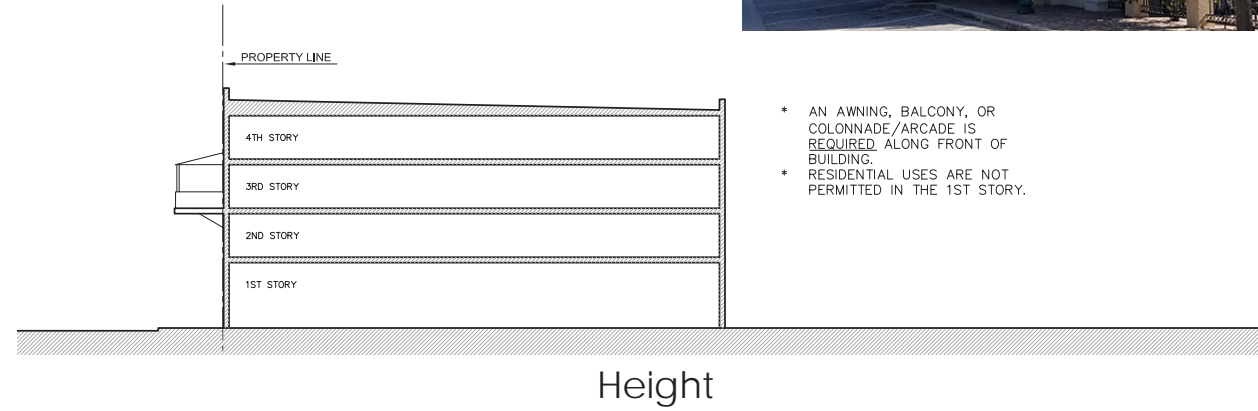
The urban design framework is the foundation of the components that make up the Wimauma Community Vision Plan. The physical form and massing of the buildings within the public realm shape the community's character and play a substantial role in creating Wimauma's identity. The architectural style should fit that of a small town with porch-like storefronts on Main Street and walkable neighborhoods. The design guidelines focus on the downtown overlay with additional architectural details for the Main Street core. New development and redevelopment should contribute to an active, walkable public realm.

Form + Connectivity:

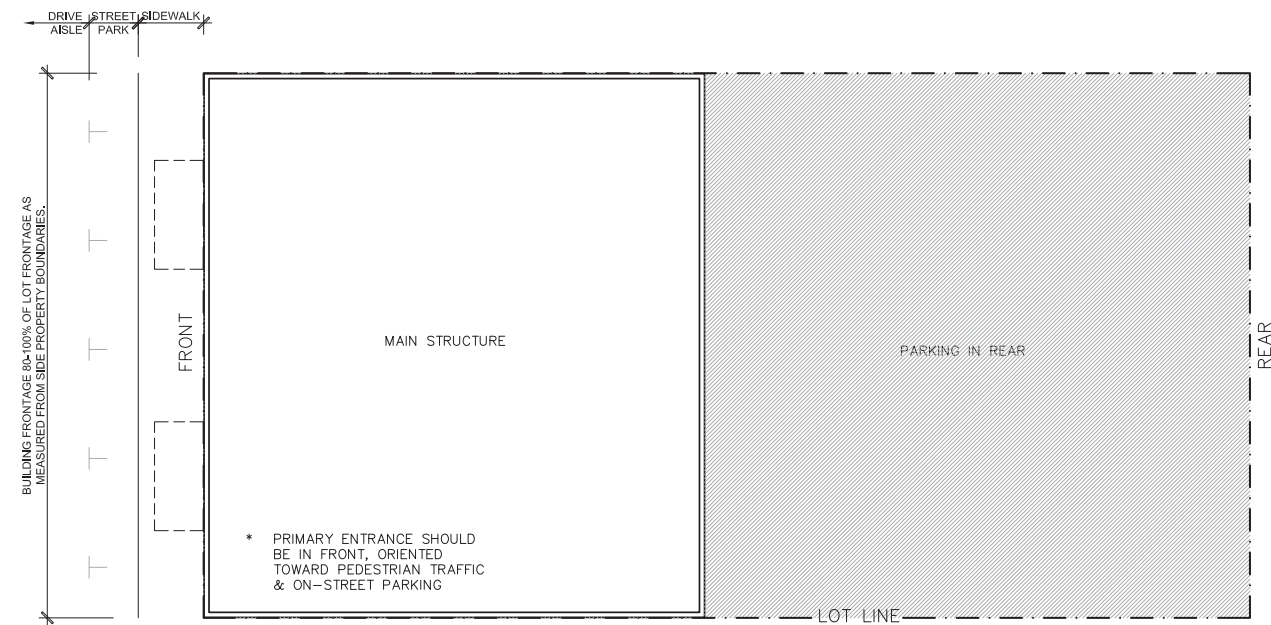
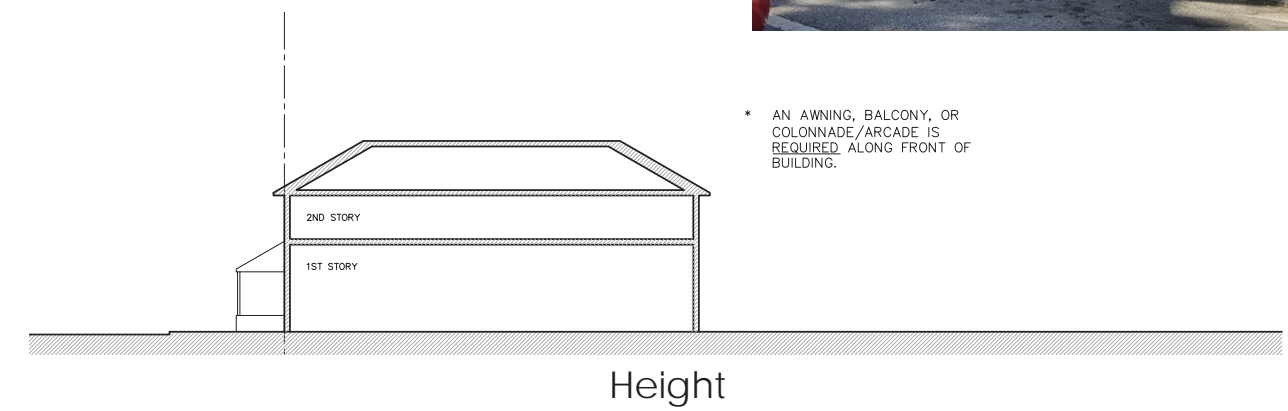
Streets within the Receiving Zone should be prioritized for pedestrian connectivity including 4th Street (Main Street), 7th Street, North Street, and Hillsborough Street, and designed per the Main Street Cross Section in the Wimauma Downtown Overlay District. The area south of SR674 will remain primarily residential. Main Street Cross Section should continue on 4th Street and 7th Street corridors from North Street through to Hillsborough Street in order to provide important connectivity and safe intersections at SR 674.



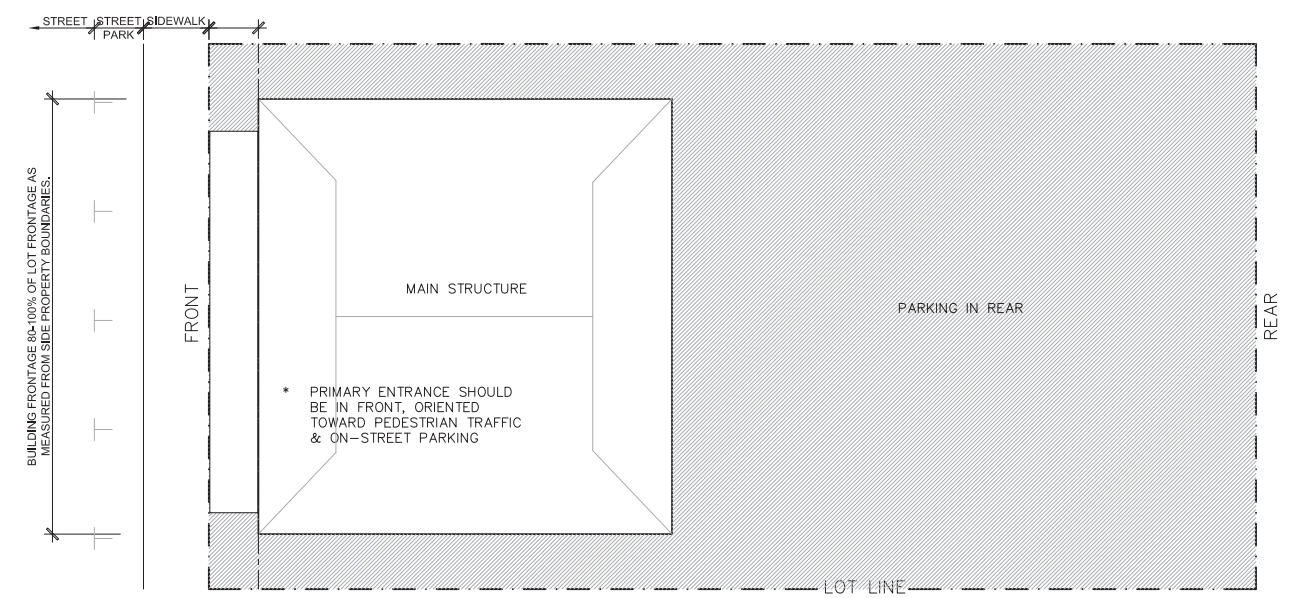
1. Mixed-Use Building Lot (MU)



2. Retail Building Lot (RB)

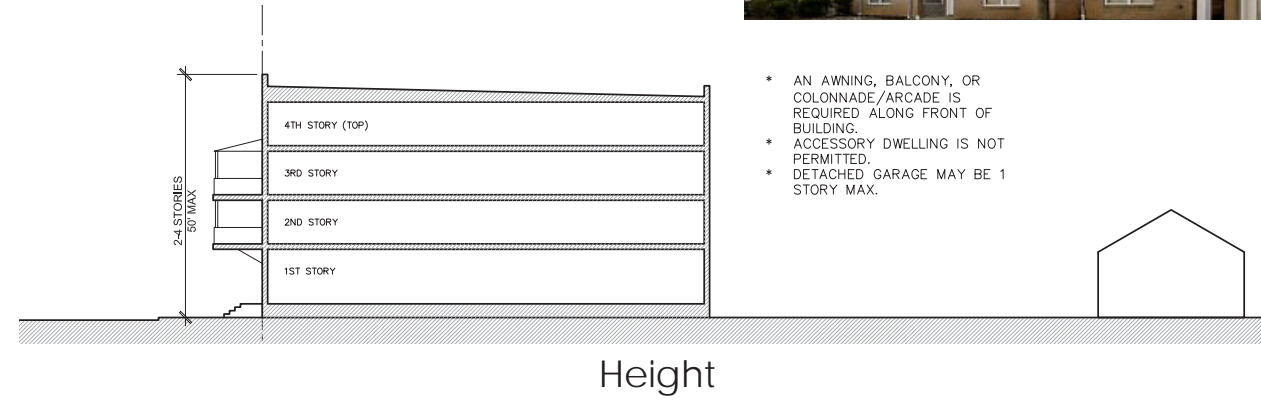


Building Placement

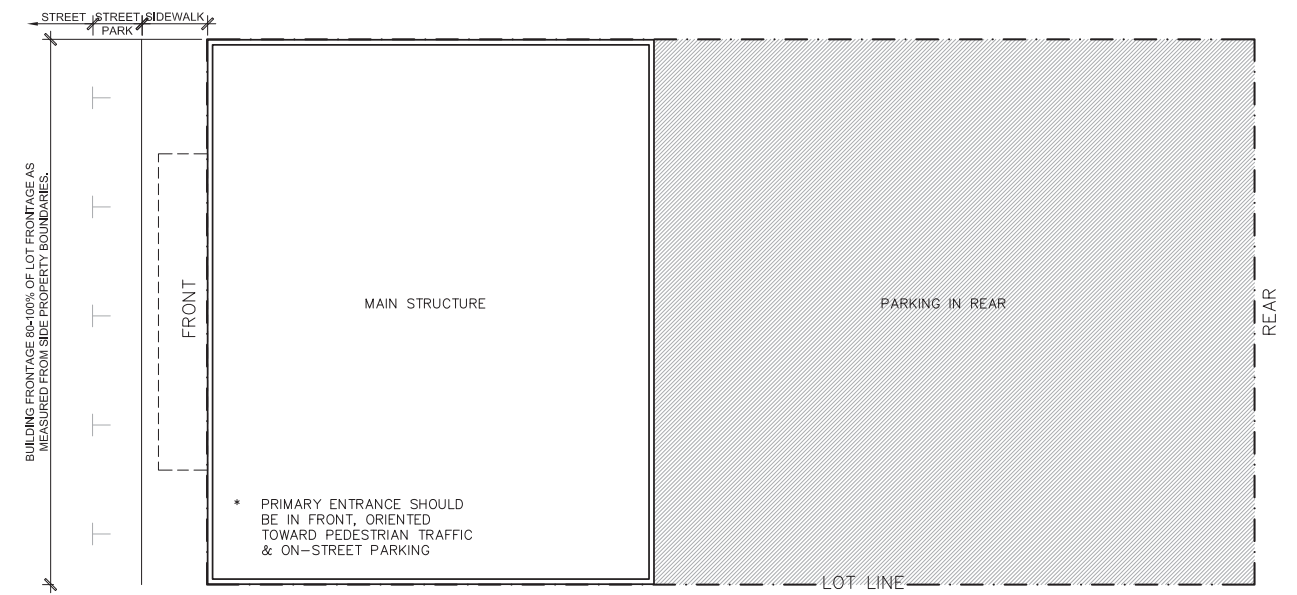
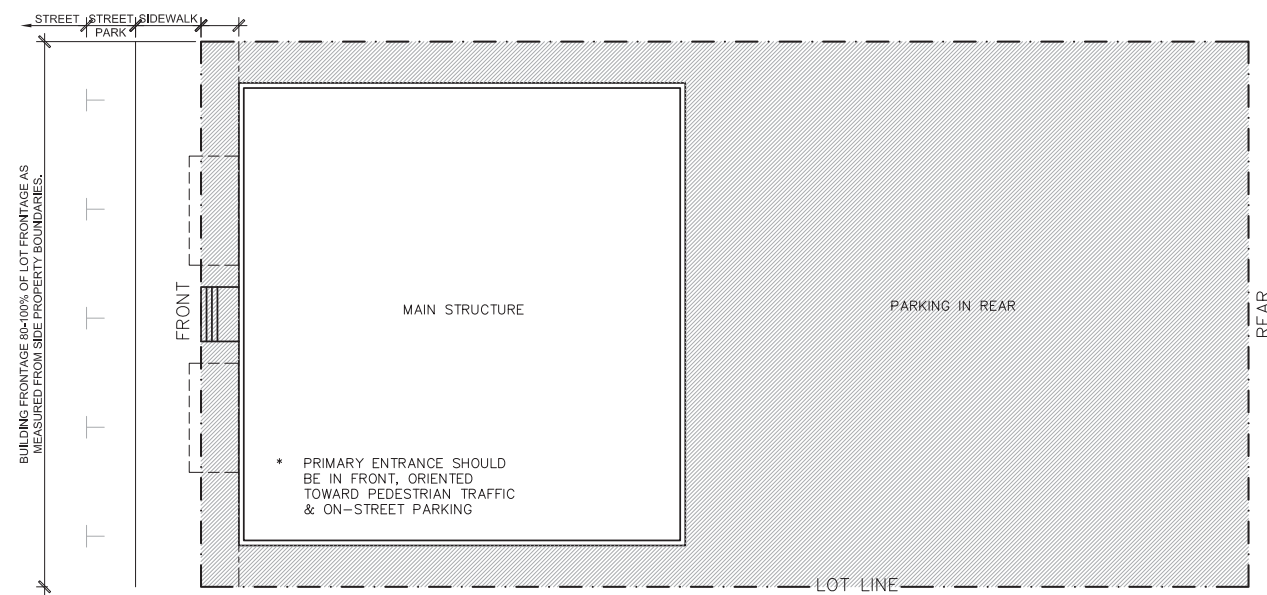
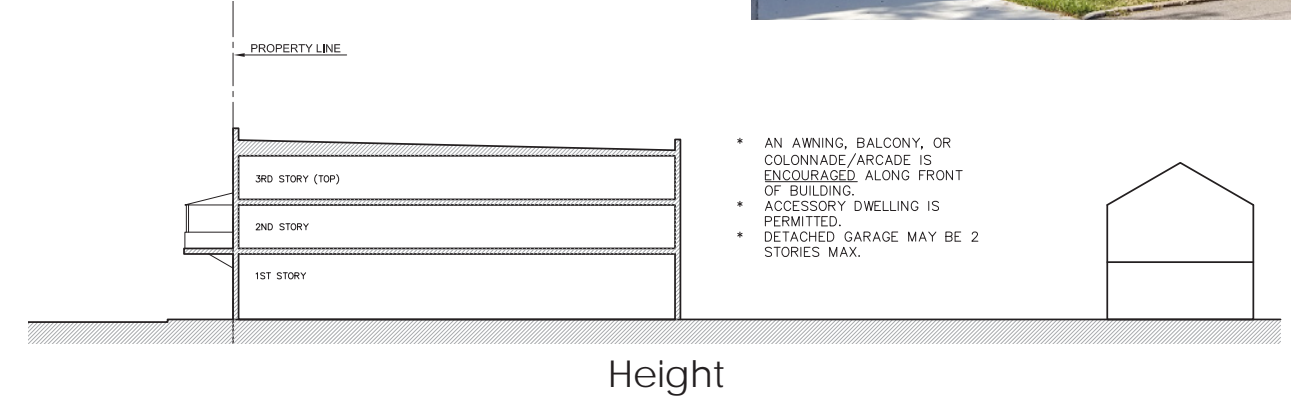


Building Placement

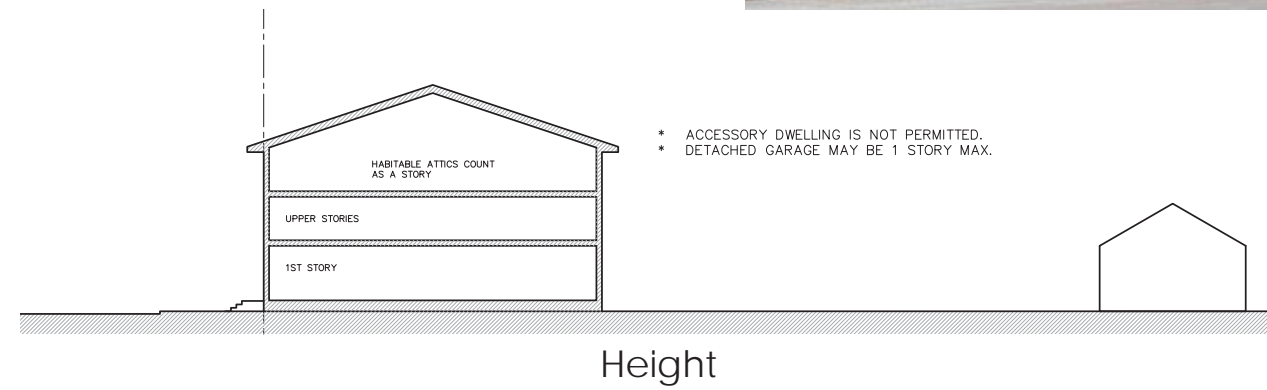
3. Apartment Building Lot (AB)



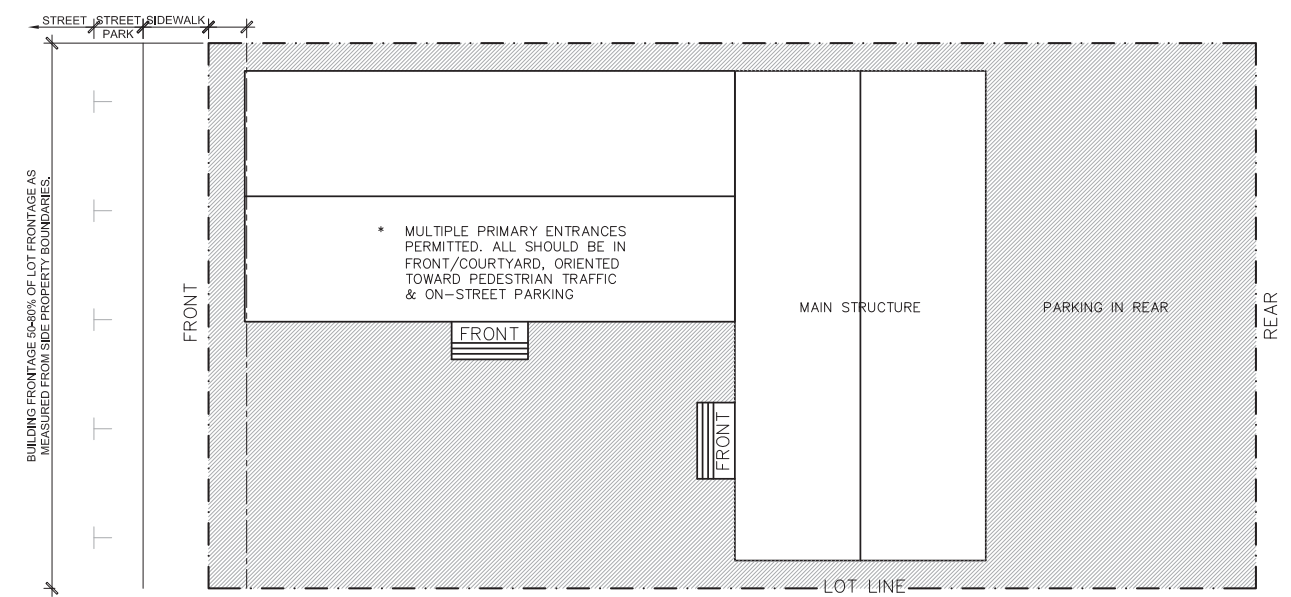
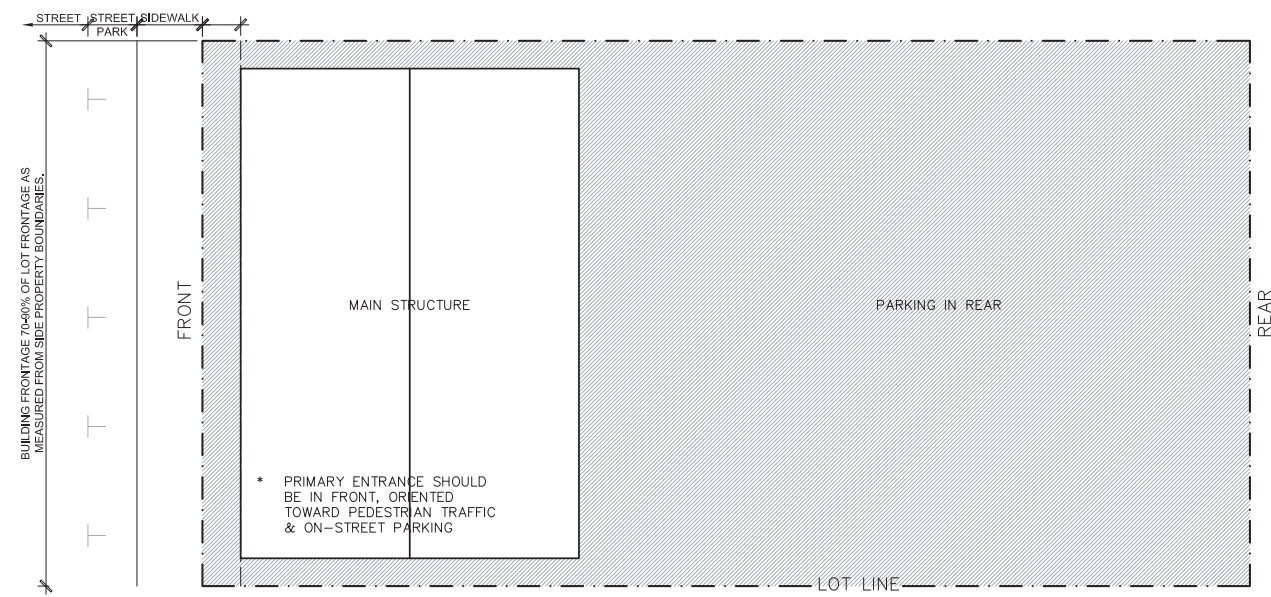
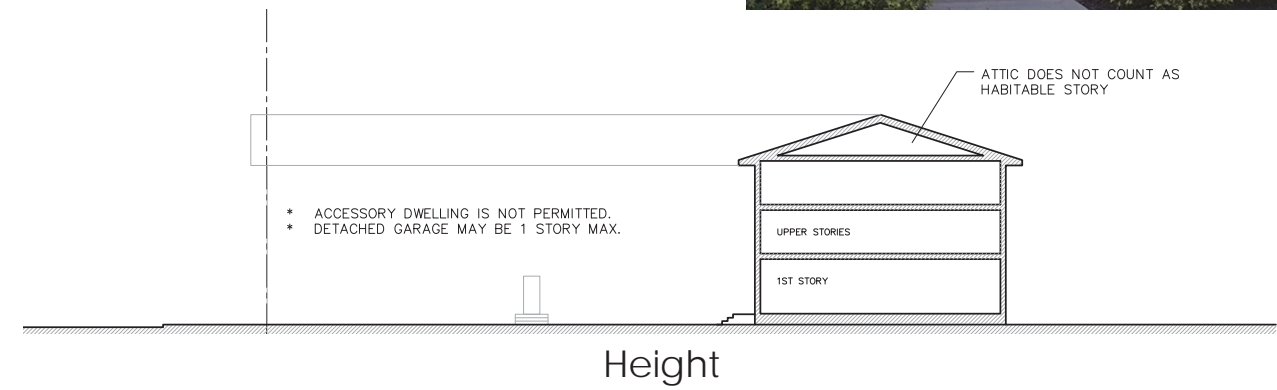
4. Live/Work Building Lot (LW)



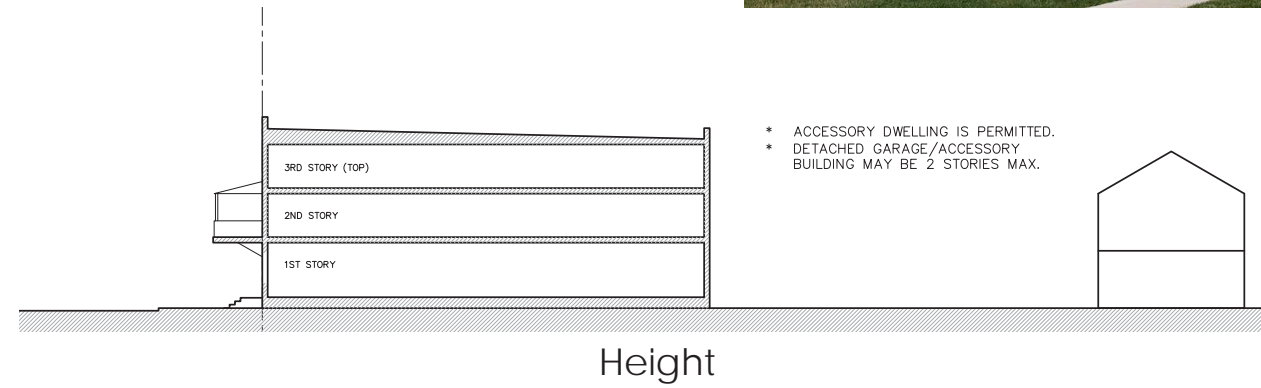
5. Apartment House Lot (AH)



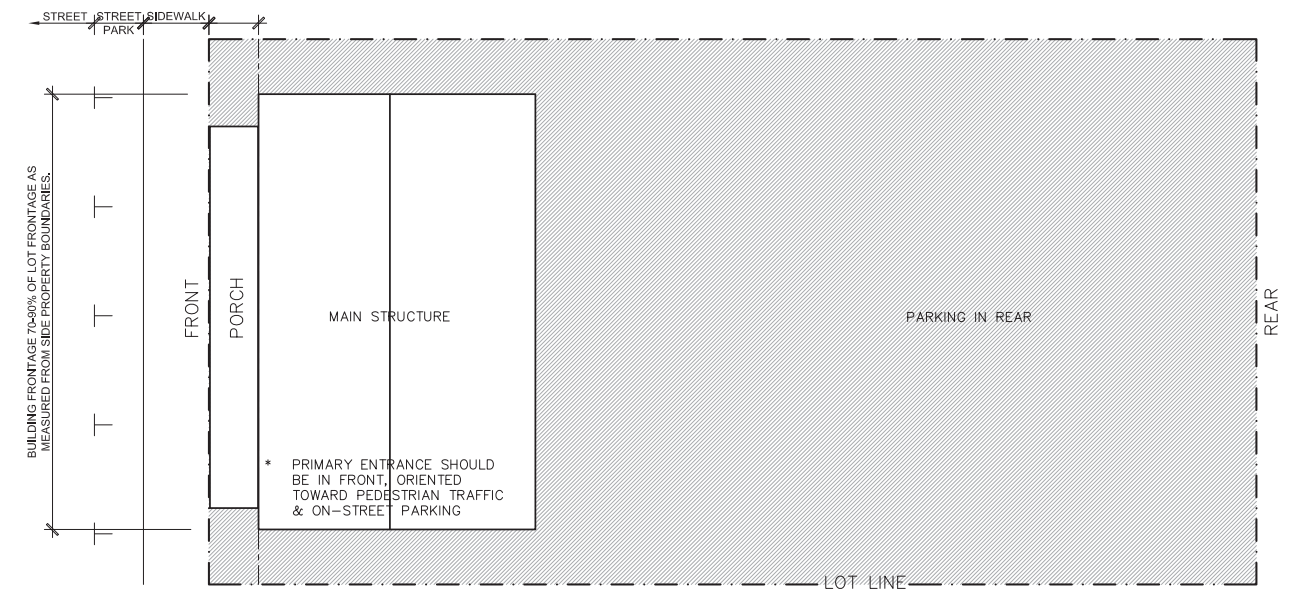
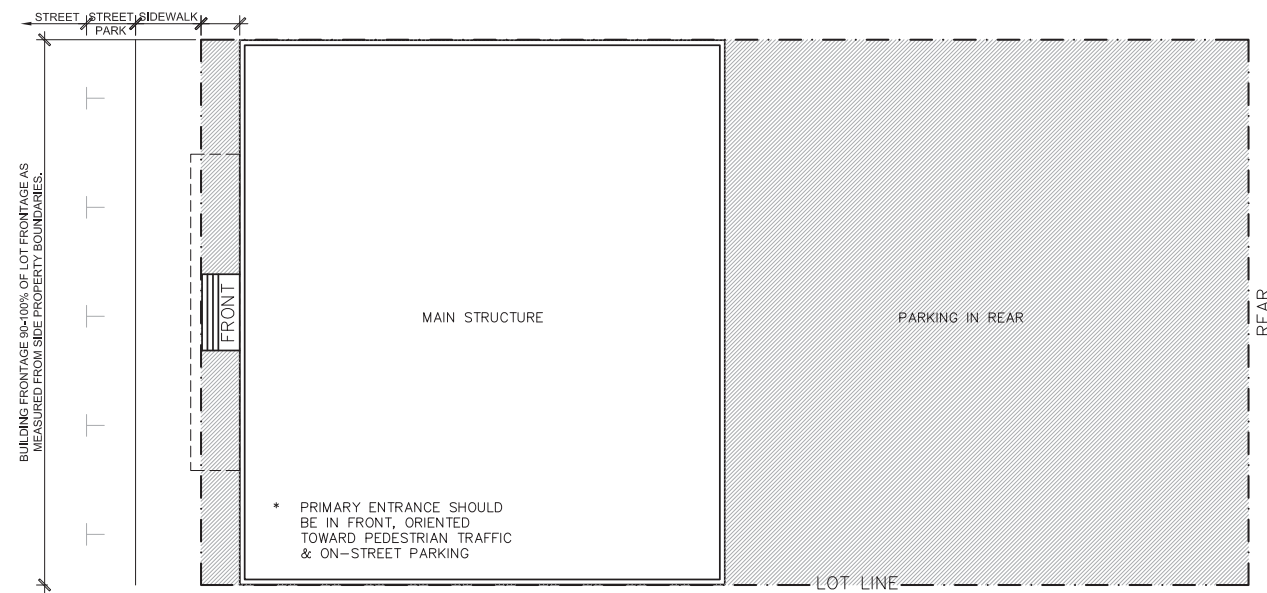
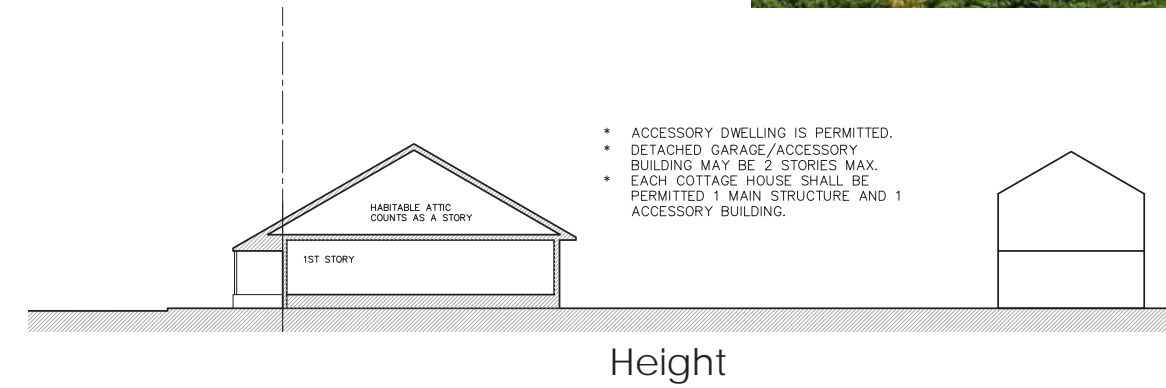
6. Courtyard Apartment Lot (CA)



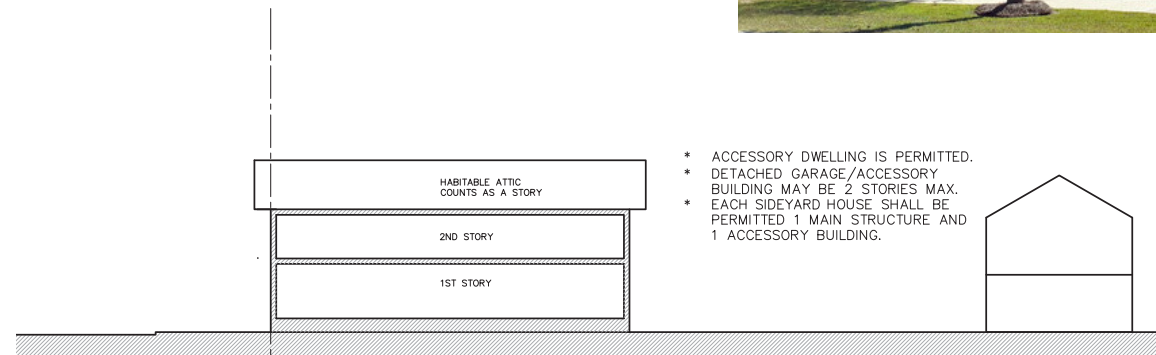
7. Row House Lot (RH)



8. Cottage House Lot (CH)

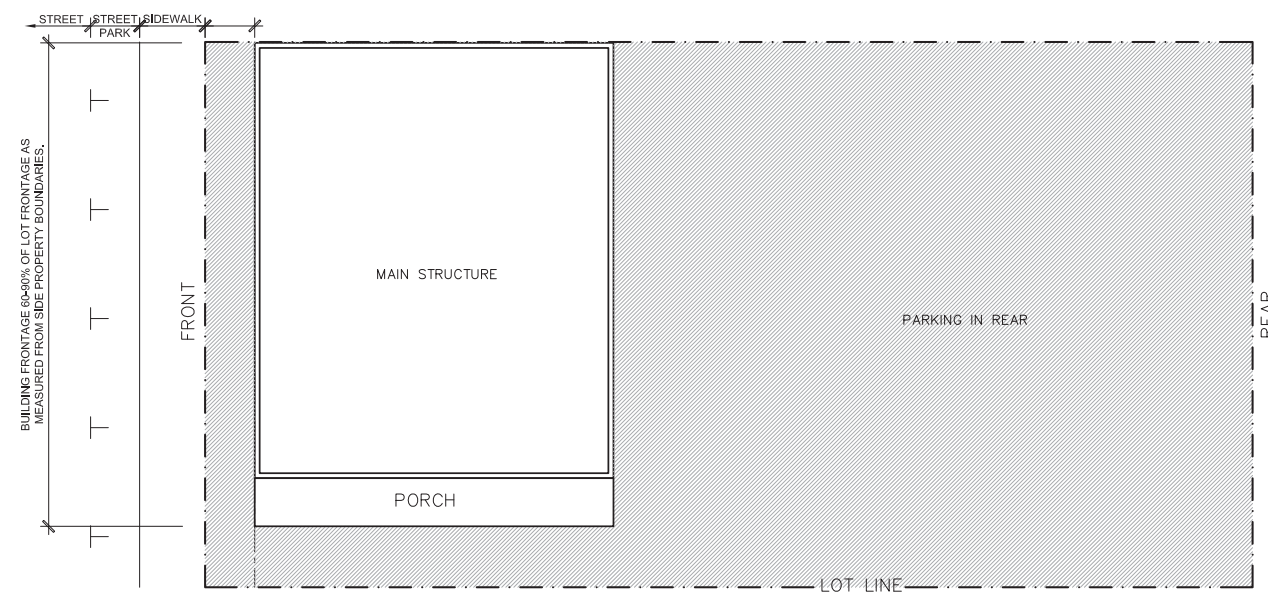


9. Side Yard House Lot (SH)



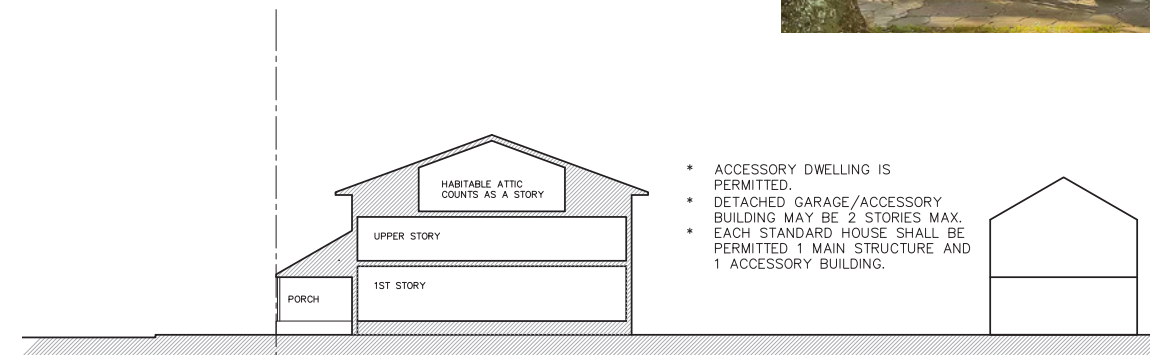
Height

- * SIDE YARDS MAY BE 0' ON ONE SIDE PROPERTY LINE IF THE ADJACENT LOT IS A SIDEYARD HOUSE LOT OR IF THE ADJACENT LOT TYPE CAN ACCOMMODATE A 5' MIN. MAINTENANCE EASEMENT.

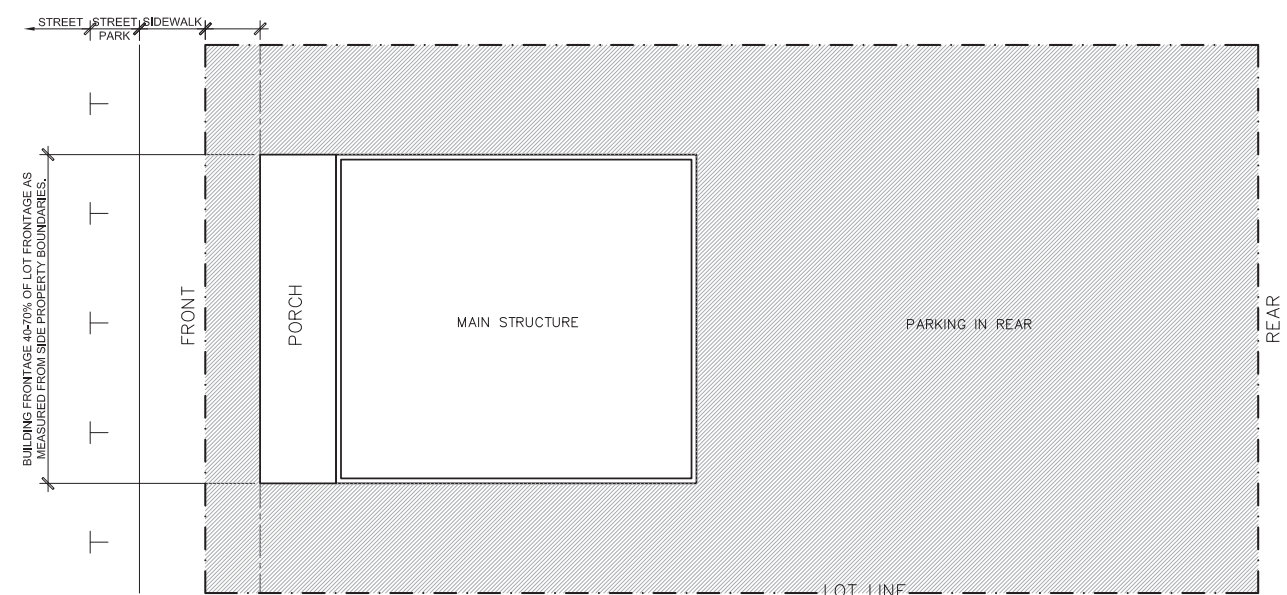


Building Placement

10. House Lot (HO)

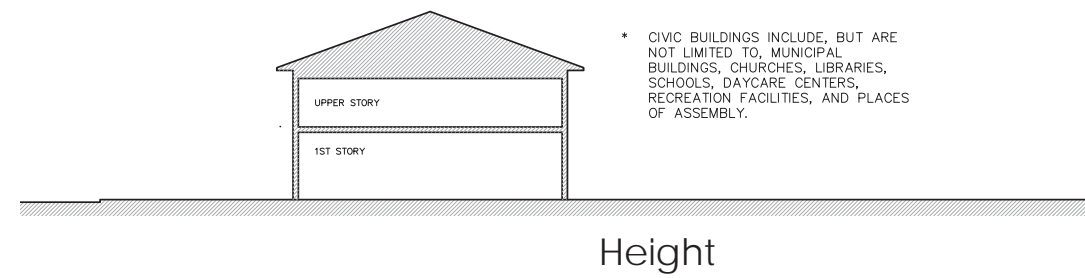


Height



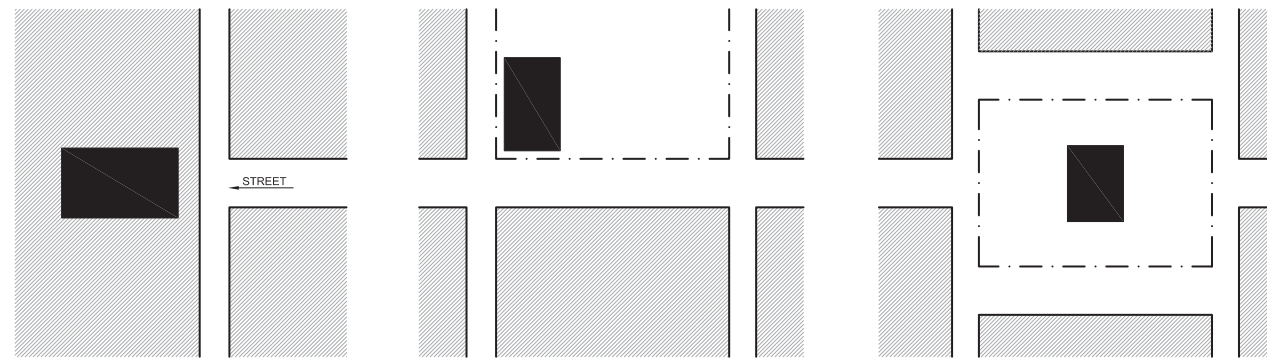
Building Placement

11. Civic Building Lot (CB)



* CIVIC BUILDINGS INCLUDE, BUT ARE NOT LIMITED TO, MUNICIPAL BUILDINGS, CHURCHES, LIBRARIES, SCHOOLS, DAYCARE CENTERS, RECREATION FACILITIES, AND PLACES OF ASSEMBLY.

* BUILDING PLACEMENT REQUIREMENTS FOR CIVIC BUILDINGS VARY BY SITE. IN GENERAL, CIVIC BUILDINGS SHOULD BE SITED IN LOCATIONS OF PARTICULAR GEOMETRIC IMPORTANCE, SUCH AS ANCHORING A MAJOR PUBLIC SPACE, OR TERMINATING A STREET VISTA.



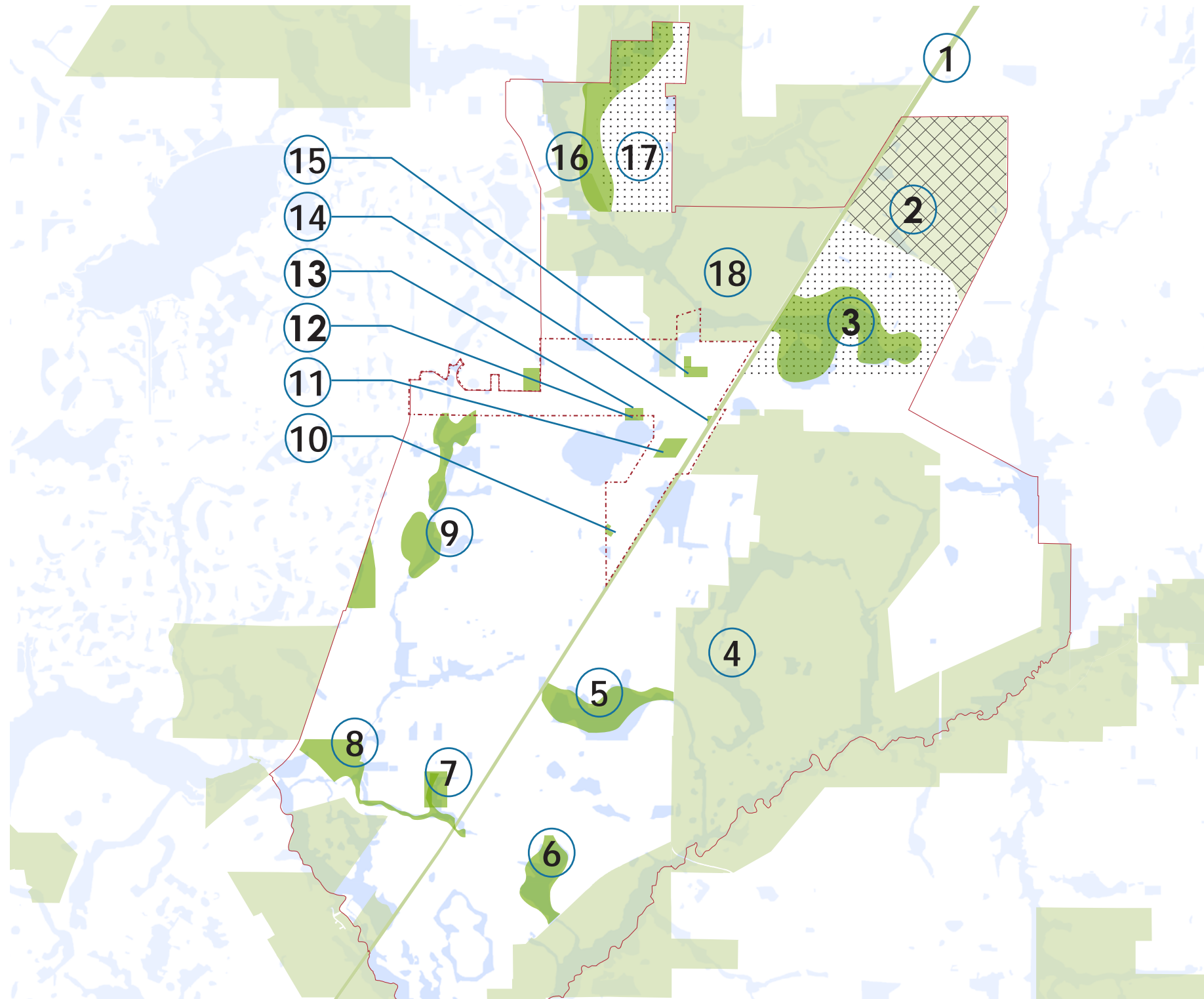
* THE CIVIC BUILDING TERMINATES THE VIEW OF THIS STREET.

* THE CIVIC BUILDING ANCHORS THE GREEN AT A PROMINENT CORNER.

* THE CIVIC BUILDING ANCHORS THE SPACE FROM WITHIN THE GREEN.

Building Placement





Wimauma Open Space

Wimauma's natural environment is truly an asset to its residents and to Hillsborough County. This region of the County within the community boundary has significant conservation areas such as those under ELAPP, wetlands, recharge areas, ecosystem function, habitat, and open space - all of which are increasingly rare and valuable amenities. It additionally provides ecosystem services in the form of stormwater management, aquifer recharge, carbon sequestration, and habitat for Florida's rich flora and fauna.

GOAL: Restore watershed quality from previous development and mining activities. Minimize impact of development on the natural surrounding and ecosystem functions.

While it is unlikely that many of the parcels within WVR-2 will be converted wholly into natural areas, this plan provides incentives and a method for owners and developers to transfer development rights to the urban core and to preserve low-density open space while maintaining the existing agricultural value. Homeowners value the natural surroundings and it is a high priority to protect wildlife corridors from development pressure.

Open Space	Key Features
1. Wimauma Greenway Trail	Proposed component to Greenways Trail System (1995).
2. TECO Solar Field	While not technically protected land, acreage functions as open/undeveloped.
3. District 2	Approved for ELAPP purchase. Recommend agricultural cooperative.
4. Little Manatee River Corridor Nature Preserve	Watershed recharge and protection area.
5. District 3	Open space set aside, protect integrity of wetlands and forested areas.
6. District 5	Open space set aside, protect integrity of wetlands and forested areas.
7. District 4	Open space set aside, protect integrity of wetlands and forested areas.
8. District 4	Open space set aside, protect integrity of wetlands and forested areas.
9. Dug Creek	Open space set aside, planned development. Forest Brooke CDD
10. TIITF/Murphy Land Act	Managed as conservation land.
11. Wimauma Park	Open fields, Civic Center, RCMA Early Education Center
12. Lake Wimauma Point	Public access to Lake Wimauma with SR 674 pedestrian crossing.
13. Paseo	2 public right of ways to be captured as a community amenity/gathering space.
14. TECO Plaza del Sol	Adjacent to the greenway, a flood prone parcel with history to be activated as community space and stormwater management.
15. Boys + Girls Club and Senior Center	Indoor and outdoor facility for neighborhood youth.
16. Bullfrog Creek Mitigation	TDR conservation sending zone.
17. District 1	Approved for ELAPP purchase. Recommend agricultural cooperative.
18. ELAPP Bullfrog Creek	Watershed and significant ecological conservation area.

While most of Wimauma is currently undeveloped, much of it is publicly inaccessible. Residents have expressed a desire for safe play areas and natural areas that families can utilize for recreation, specifically sports fields and shaded areas for outdoor gathering. New planned developments are required to construct open space, but this is generally not seen as a community-wide benefit. Dedicated space is a public good for healthy living, social cohesion, and community development. The development areas within the WVR-2 are required to maintain 40% as open space with 10% of that space located internal to new development as parks or trails. The remaining 30% is intended to be contiguous to preserve Wimauma's rural character.

New schools and other civic buildings or properties can provide important community resources and amenities. Joint use agreements for outdoor recreation will make the most out of public and investments.

Agricultural Easements

Owners of land are encouraged to initiate, continue, and expand agricultural uses including food production and forestry. Participation is optional and encouraged in the Transfer of Development Rights program which allows unused transferable development value to be moved to an eligible receiving site while allowing the owner to continue agricultural or conservation activities on the sending property.

Ownership and Governance Structures: Developer-Supported Farms

Typically, the developer is in control of the farm for several years while the project is being planned and built. During this period, the developer can help incubate the farm by managing initial financing/fundraising, hiring, marketing, and programming.

Before farm operations begin, the developer generally works with a management entity to create a transition plan to ensure that funding mechanisms and operational procedures are in place when the developer exits. This process allows the development team to guarantee the branding, marketing, programming, and financial health of the farm will be supported and aligned with the overall project goals.

Farms in agrihoods are often set up as nonprofits, because they provide several community benefits through education, food donations, and land preservation. Nonprofit farms can qualify for grants, corporate sponsorships, donations, and other forms of support. They are also able to develop a strong board of directors to help the farm grow and manage programs, partnerships, and staff.

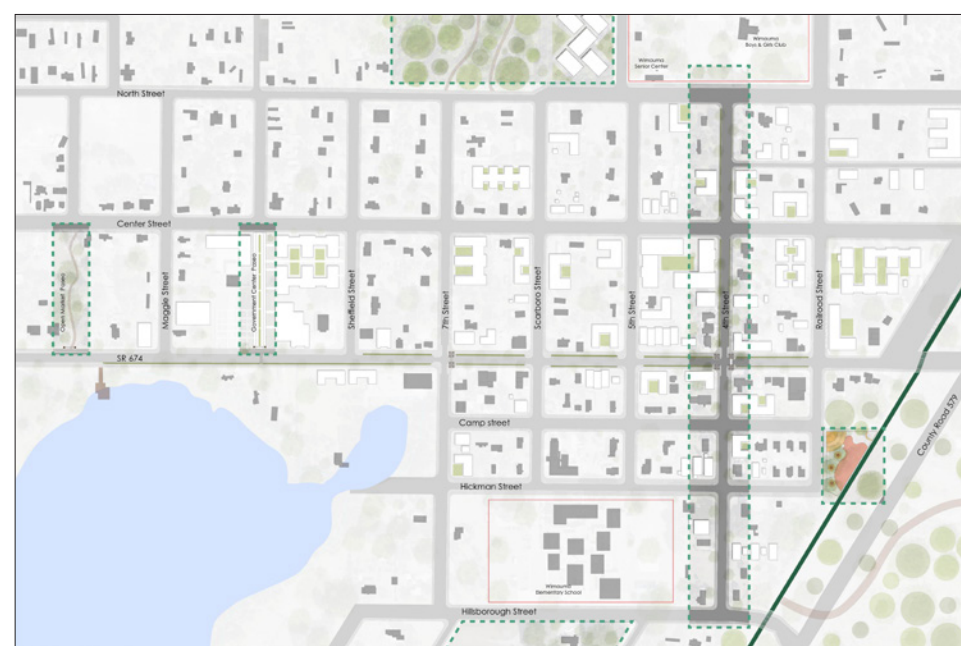
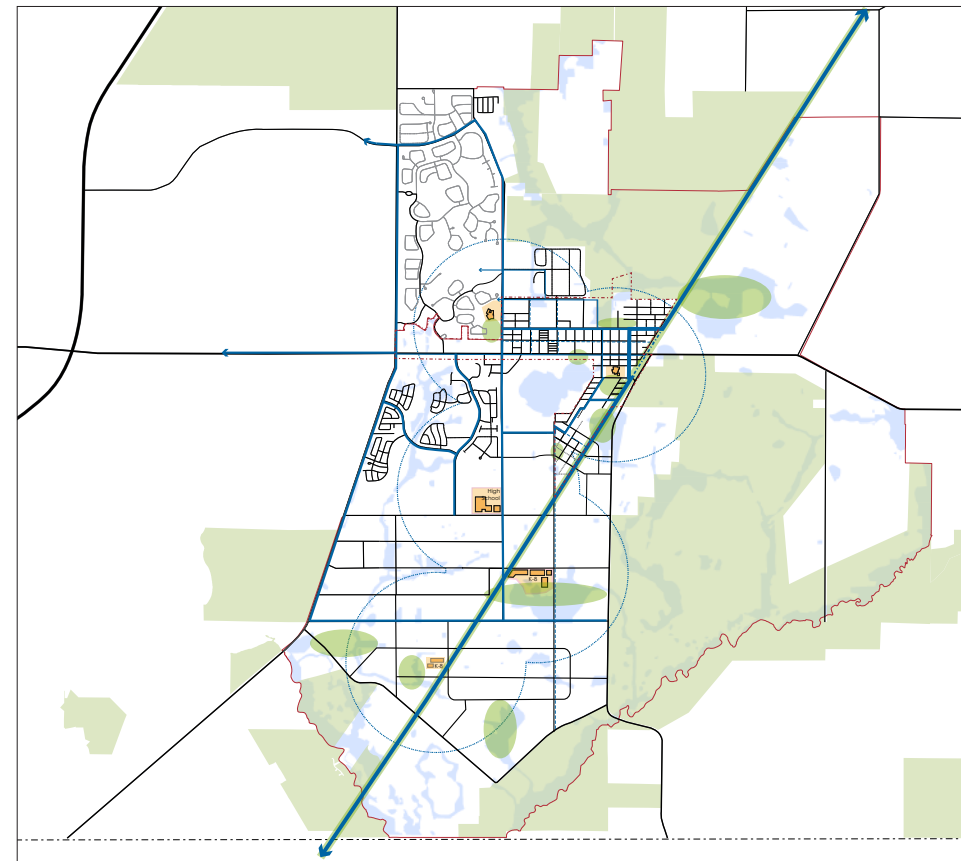


Examples of how agrihood farms are structured at different phases of a project:

- Developer owned and operated;
- Land trust ownership with nonprofit or for-profit farm management entity;
- Land trust ownership with lease or management agreement with farmer or farmers;
- Homeowners association–owned and operated by nonprofit or for-profit farm management entity;
- Public ownership and operated by nonprofit or for-profit farm management entity;
- Publicly owned and operated;
- Farmer-owned with operating agreement and ability to sell or transfer ownership or lease; and
- Nonprofit owned or leased with operating agreement and ability to sell or transfer ownership or lease.

Types of Agrihood Food-Production Spaces

- Community farms
- Demonstration farms
- Small-scale/accessible-scale farms
- Edible landscaping
- Vineyards
- Orchards/olive groves
- Community gardens (professionally managed or community managed)
- Rooftop farms
- Farms or gardens at churches, schools, public land, corporate campus, senior centers, and retreat centers
- Controlled-environment agriculture, such as greenhouses, warehouses, and shipping containers, and
- Land where homes cannot be built, such as utility easements



Park spaces and plazas throughout Wimauma support both passive and active recreation for residents and visitors. These parks and recreational areas are part of the public realm strategy for Wimauma. As green spaces within the built and natural environments, they should be productive in storm water collection and filtration, and contribute as low-impact design (LID) for water management.

The plan has identified various underutilized parcels, including two right of ways currently closed to automobile traffic in Downtown Wimauma and flood prone parcels that should be utilized for recreation, community gardens, and stormwater management. These proposals will be discussed further in following sections.



Sustainable Local Business

Small business owners are an integral part of the communities in which they live and work. They tend to be aware of how their decisions may impact their neighbors. Local small business entrepreneurs tend to be involved in their communities. There are a number of benefits to local businesses. Wimauma currently has 108 active businesses according to WTL+a.

For every \$100 you spend at local businesses, \$68 will stay in the community. Independent retailers return more than three times as much money per dollar of sales to the community in which they operate than chain competitors. Independent restaurants return more than two times as much money per dollar of sales than national restaurant chains. Small businesses employ 77 million Americans and accounted for 65% of all new jobs over the past 17 years.

Local Character and Prosperity - In increasingly homogenized places, communities that preserve their one-of-a-kind businesses and distinctive character have an economic advantage by extenuating local talent, culture, material, and history.

Community Well-Being - Locally owned businesses build strong communities by sustaining vibrant town centers, linking neighbors in a web of economic and social relationships.

Keeping Dollars in the Local Economy - Compared to chain stores, locally-owned businesses recirculate a larger share of their revenue back into the local economy.

Job and Wages - Locally-owned businesses create more jobs locally and, in some sectors, provide better wages and benefits than chains.

Entrepreneurship - Entrepreneurship fuels America's economic innovation and prosperity, and serves as a key means for families to move out of low-wage jobs and into the middle class.

Public Benefits and Costs - Local stores in town centers or main streets require comparatively little infrastructure and make more efficient use of public services relative to big box stores and strip shopping malls.

Environmental Sustainability - Local stores help to sustain vibrant, compact, walkable communities which in turn are essential to reducing sprawl, automobile use, habitat loss, and air pollution.

Product Diversity - A multitude of small businesses, each selecting products based on their own interests and the needs of their local customers, guarantees a much broader range of product choices.
(source: ilsr.org)

Economic vitality is extremely important to improving the quality of life for residents in Wimauma. However, cultural capital embodies those elements which are more intangible, yet contribute to a community's readiness. Cultural Capital, the social assets of the community that promote social mobility beyond economic means, helps to build both identity and resilience for Wimauma.



Co-op Farming + Job Creation

New and young farmers are interested in farming, but they often face barriers, including a lack of affordable farmland and access to capital. The HRC in Wimauma expressed that there are a number of farm workers interested in operating or owning farms in the Wimauma area, but that they do not have access or opportunity to do so.

Less than five acres (2 ha)

- Farms can work leanly and be highly engaging for residents and communities
- Small farms require one to two full-time staff members (depending on production systems, the type of food produced, and amount of programming).
- They are typically more focused on education, experiences, and events with small-scale intensive production.

5 - 20 acres (2 to 8.1 ha)

- Such farms run much like a four- to five-acre (1.6 ha to 2 ha) farm, with more room for production and programming space.
- They require ten to 20 full-time staff members.

>20 acres (8.1 ha)

- Farms of this size require more mechanization but can operate with fewer staff members because of greater efficiency from use of machinery.
- They require about ten full-time staff with potential for one to five additional staff members if the farm includes intensive on-site programming.



Support Neighborhood Schools

Schools are essential elements to community development and readiness. In 1974, 66% of all children walked or rode a bike to school. By 2000, that number dropped to 13%, and childhood obesity had skyrocketed (Dr. Richard Jackson, Design Healthy Communities). Studies have shown that walking and biking to school has increased children's concentration, improves mood and alertness, and enhances memory, creativity, and overall learning. Programs that promote safe routes to schools result in improvements to both academics and physical fitness. (Dr. Richard Jackson, Design Healthy Communities). For the children in Wimauma this is a key aspect to their readiness and future opportunity.

Wimauma Elementary School is located in Downtown Wimauma and will anchor the new Main Street. Residents have shared concerns about overcrowding and would like to create safe routes to school so that children can walk and bike to Wimauma Elementary and Reddick Elementary School which is located at the border of Downtown Wimauma.

If children could safely walk and bike to school, there would likely be a reduction in traffic congestion on SR 674. Additionally, stacking due to car lines at the elementary schools would be reduced. Safe street crossings and traffic lights are needed at the intersections of SR 674 and West Lake, and SR 674 and 4th Street to support neighborhood schools and safer walkability. Neighborhood schools are so important because they ensure community sustainability and contribute to the health and well-being of the neighborhood.

As the number of young families continues to grow in Wimauma, new schools need to accommodate both existing overcrowding and projected growth. Hillsborough County School District will be an important partner in creating Wimauma schools with a great community benefit. As important civic buildings, schools have a number of facilities that could serve the entire community, promoting equity through public resources. The residents of Wimauma have asked to initiate shared-use agreements with the School District to establish programs where the Wimauma community can utilize school libraries, computer labs, and recreation fields.

The School District of Hillsborough County is planning for several new schools within Wimauma, including two new elementary/middle school campuses and a new high school. The plan proposes locations for the new school campuses which would allow for walkable patterns from future developments. These strategic locations in coordination with the proposed regulating street grid, have the potential to reduce or eliminate additional District transportation resources.

Residents have expressed a need for early childhood care, after school programs, STEM programs for middle and high school students, and continuing education programs for adults. The Wimauma Community Plan proposes that the School District partner with Hillsborough Community College (HCC) to establish a shared campus to provide educational opportunities where high school students could earn technical certificates. Precedents for this partnership already exist in other areas of Hillsborough County.

Programs could focus on nursing or medical training to serve Sun City Center, and agricultural sciences to support the Wimauma farming industry. HCC offers early childhood programs at the Ybor City campus. A program of this type would be a benefit to the Wimauma community, providing both training and care.



Fostering Community Partnerships

Non-profit organizations provide both social and economic benefits to the communities they serve. These mission-driven organizations provide essential social investment and address a number of community issues. Wimauma's organizations have been front line responders to some of the community's most challenging issues including public health and healthcare, jobs training and business development, education, community development, civic engagement, and citizenship advocacy.

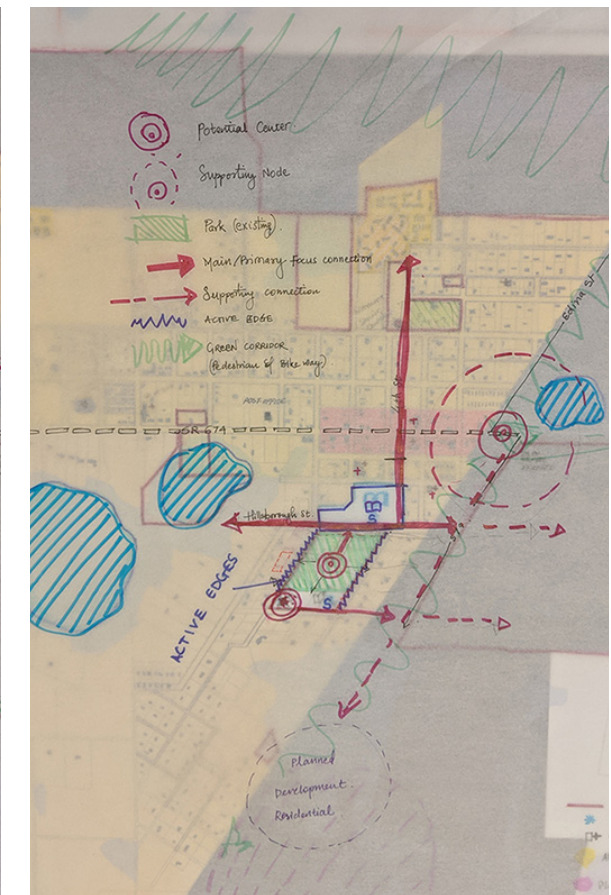
There are also a number of food banks and social services within Wimauma. There are many migrant workers within Wimauma associated with the agriculture industry. An official population count is unknown, but community non-profits have identified services which this population lacks including healthcare, adequate safe housing, banking, access to technology, economic opportunity, access to viable transportation, and access to education.

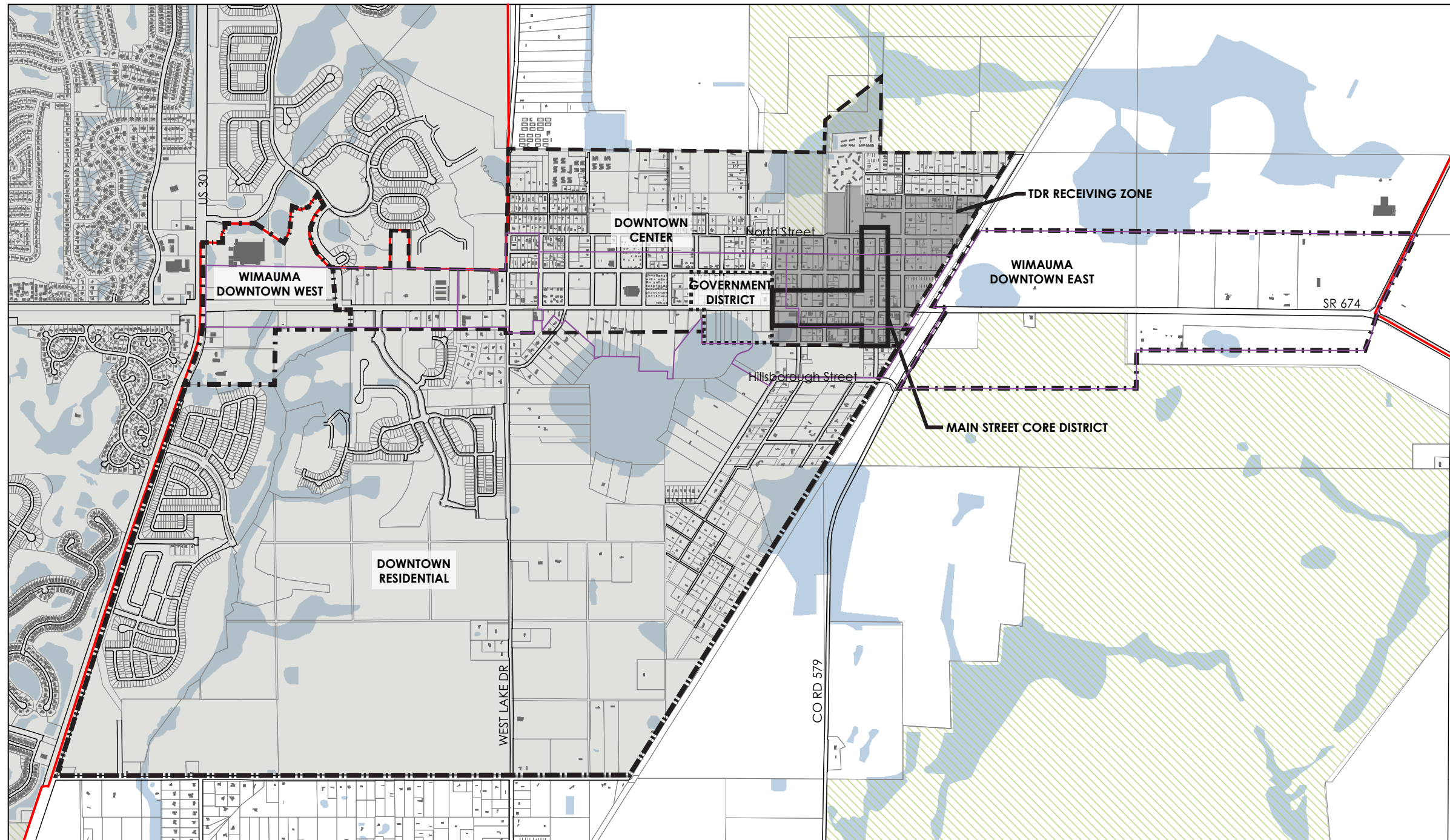
The smaller scale of the downtown grid is ideal for pedestrian activity, local business development, multifamily development, and live-work housing organized around a Main Street corridor. Main Street is oriented north-south on 4th Street and incorporates a handful of blocks on SR674, where existing local businesses are currently clustered. Main Street serves to connect old and new development, provides a safe pedestrian crossing at SR674, and maintains a connection to the Greenway Trail.

The Receiving Zone is identified as a key area in need of infrastructural improvements in the downtown. It incorporates existing businesses and Main Street as the priority development area for transfer of development rights.

Amenities and increased residential density increase the likelihood of a successful transit circulator that would connect residents to other areas in South County and future regional hubs.

- Walkable
- Mix of Uses
- Connection to Transit
- Bike Network
- Small Businesses / Local
- Small town feel with active local businesses and vibrant community spaces.
- Small scale buildings
- Compact setting along Main Street to support continuous storefront.
- Porch-like storefronts frame the street room.
- Housing + mixed-use development that leverage the advantages of farm-adjacent locations.





Wimauma Downtown Overlay

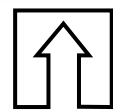
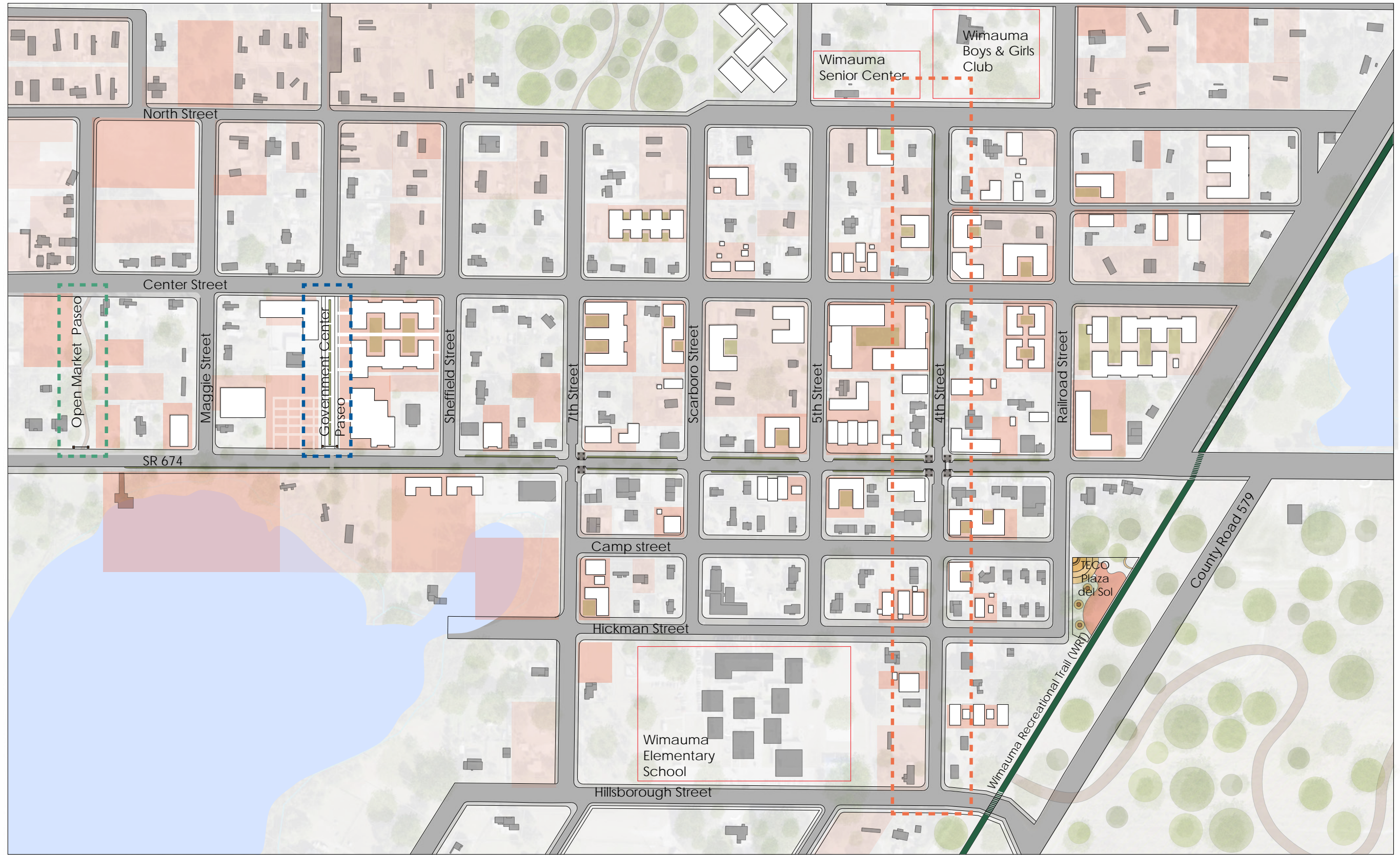
0 0.25 0.5 1 Miles

- Main Street Core District
- - - Downtown Center
- Government District
- · - · - Wimauma Downtown
- · - · - Downtown Residential
- Wimauma Boundary
- TDR Receiving Zone
- Urban Service Area

General Design Guidelines for New Development in the Downtown:

- Buildings should align parallel with the street.
- Sidewalks should be shaded by street trees, awnings and galleries.
- Main building entries should face the sidewalk.
- Incorporate porch-like storefronts and entrances.
- Parking should be at the back where possible.
- On-street parking serves as a buffer to traffic.
- Buildings on Main Street can have zero lot line to create a continuous frontage for the street room.
- Where appropriate, implement low-impact design that serves the multiple purposes of street buffer, aesthetic improvement, heat mitigation, and stormwater management.



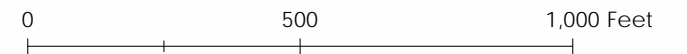


DOWNTOWN

Master Plan

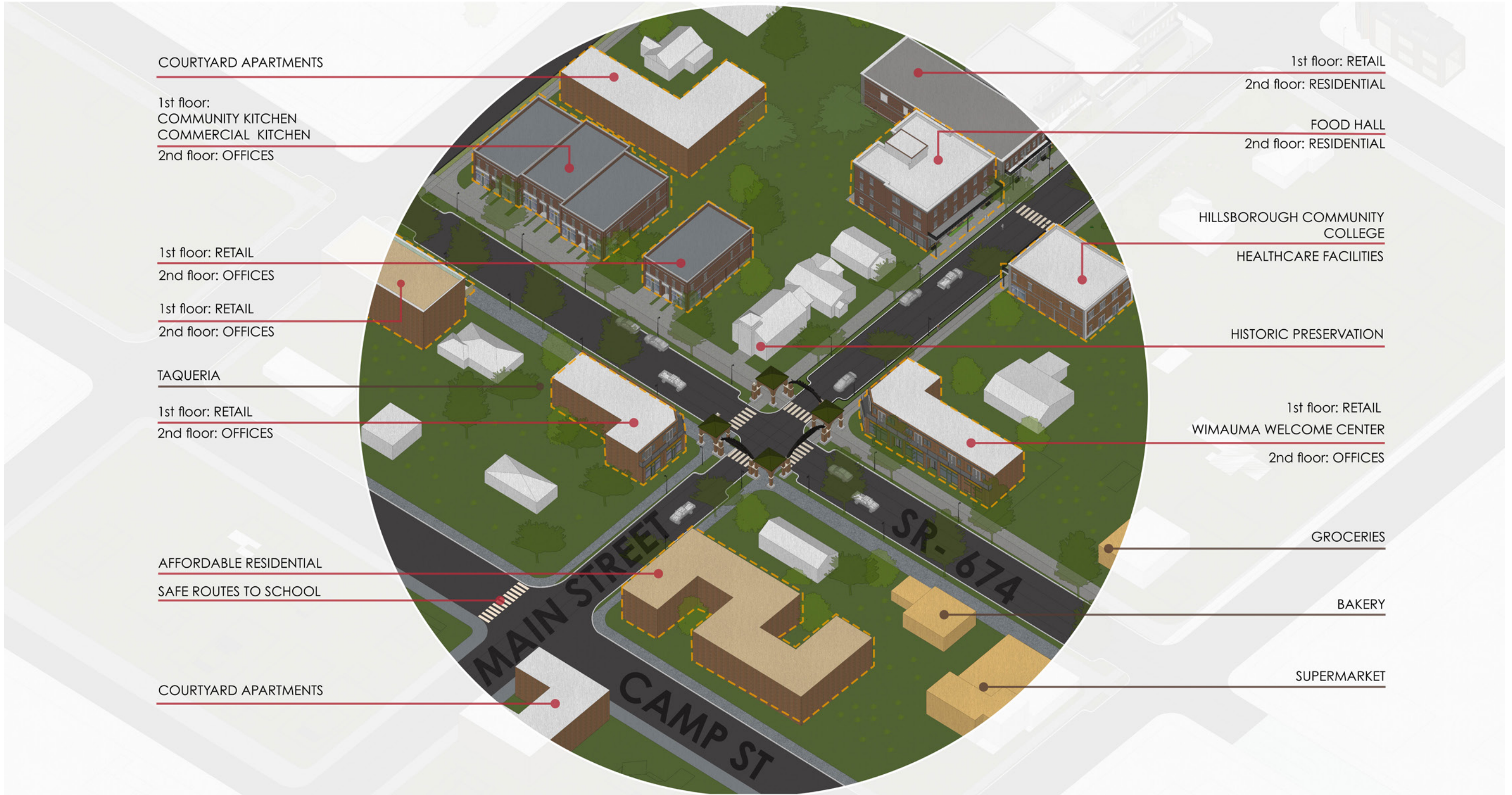
- Existing buildings
- Potential development
- Landscape buffer
- Vacant
- Mobile Home
- Infill Opportunity

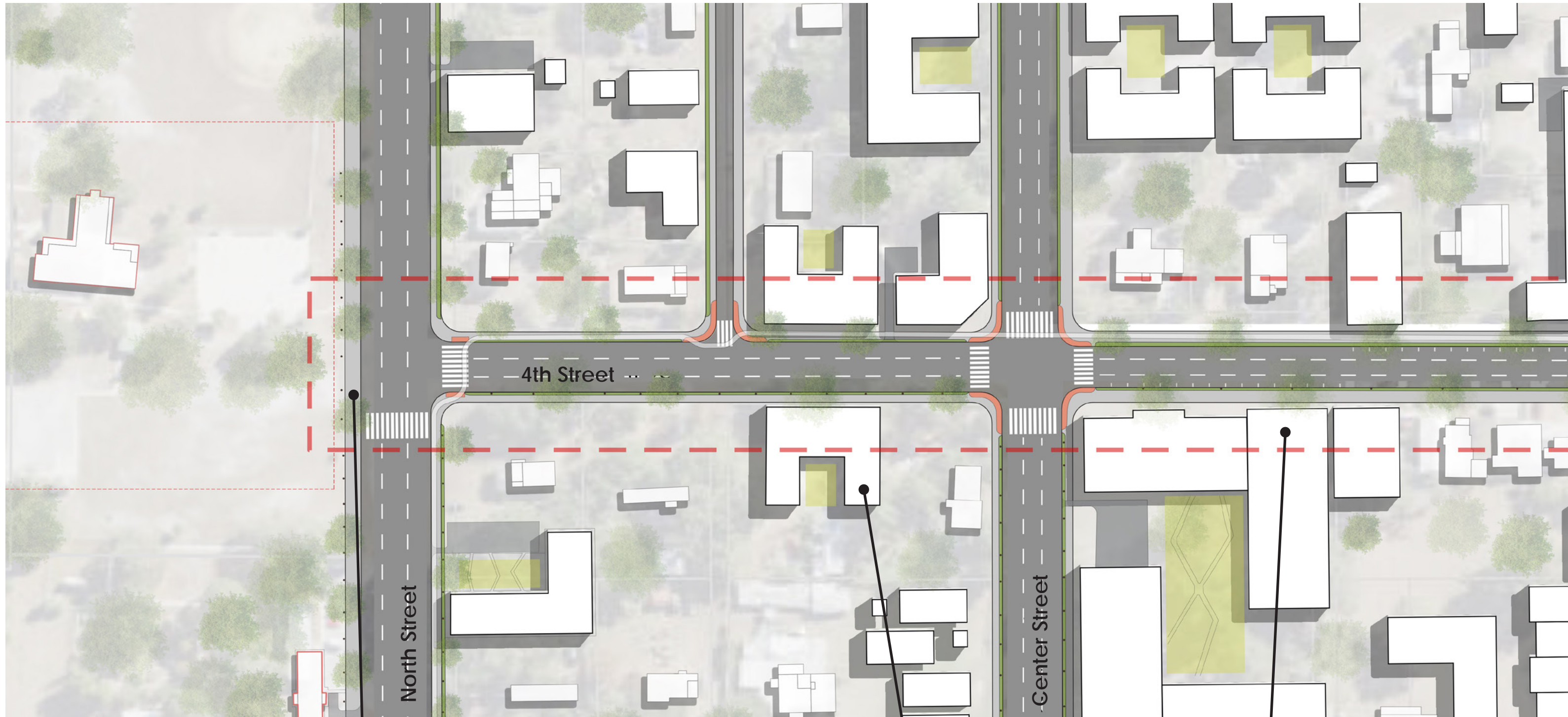
*Dashed outlines represent pedestrian focused streets and paths





Architectural Gateway



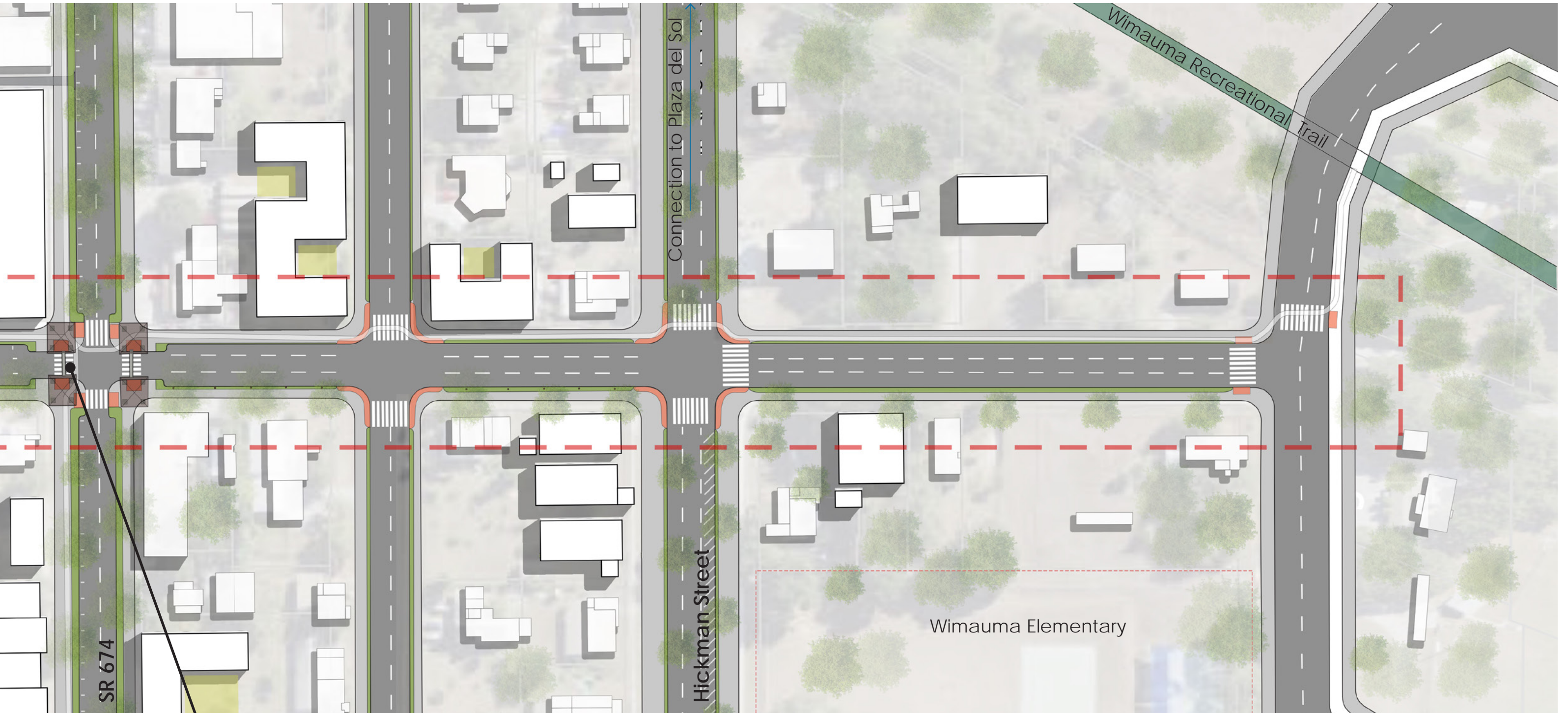


 Downtown
Main Street Cross-Section

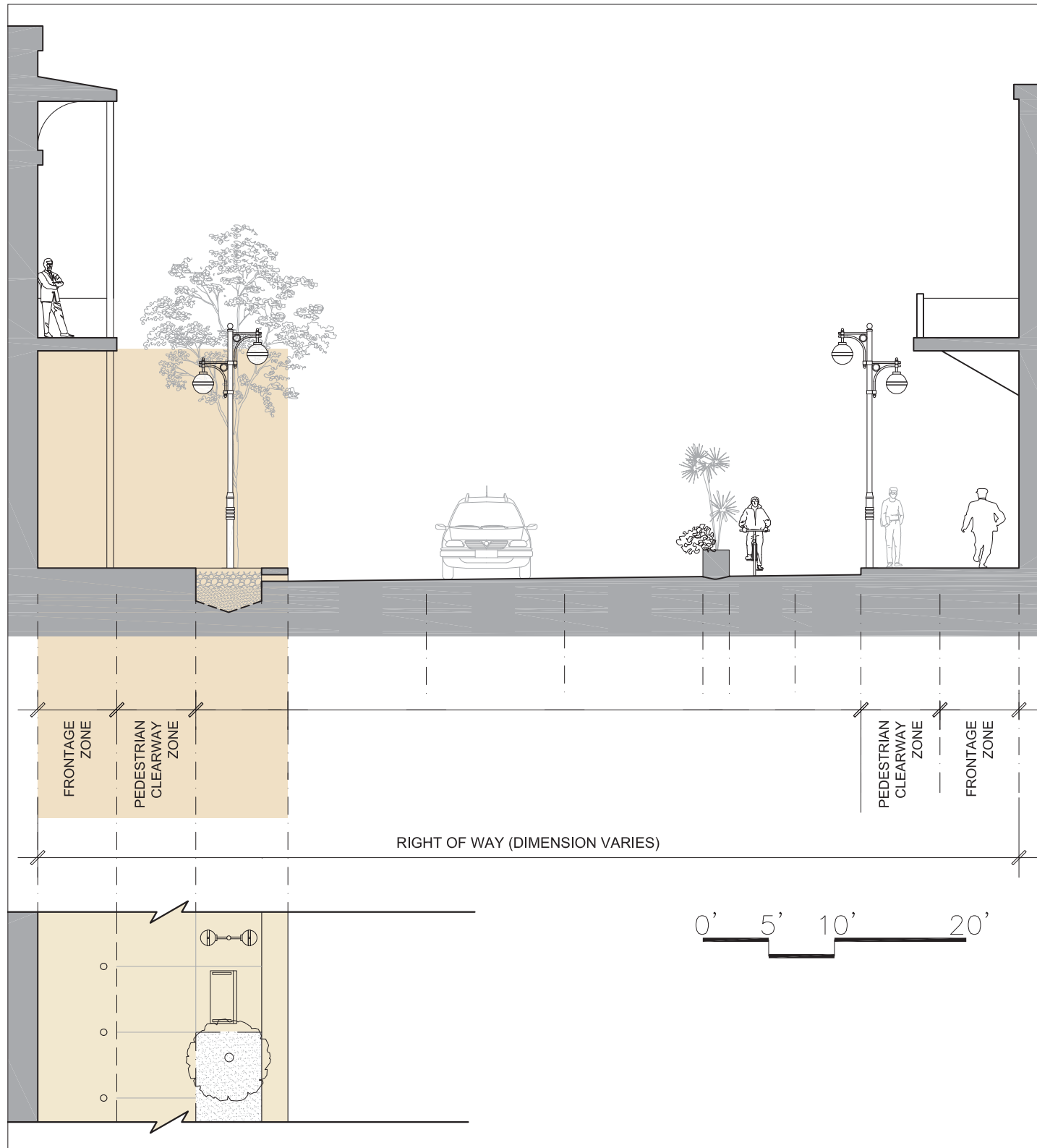
Connection to Circulator
Route

Courtyard Apartments

Typical Retail/Storefront



Welcome Gateway at the Center of Main Street with Safer Street Crossing



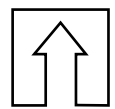
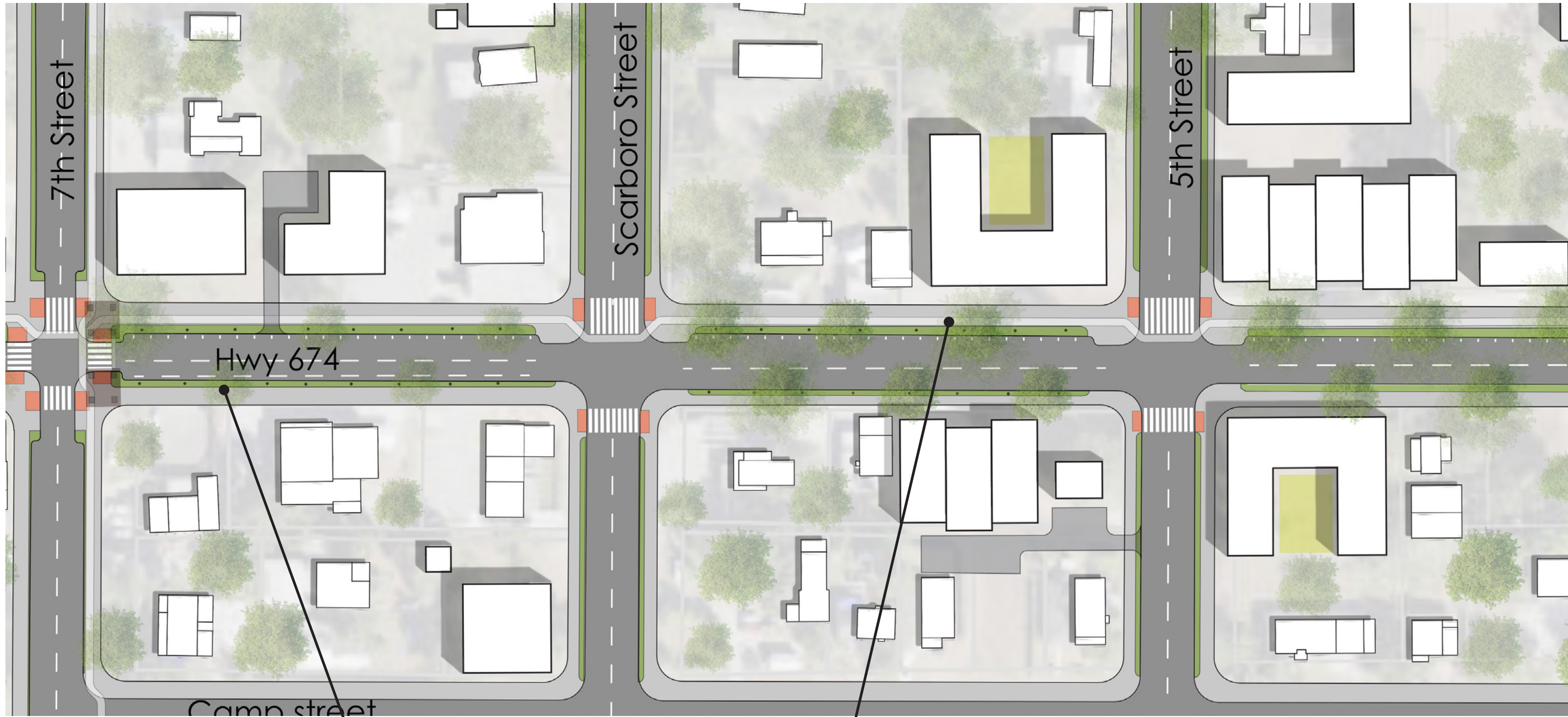
Main Street - partial plan and section



Main Street - the pedestrian experience



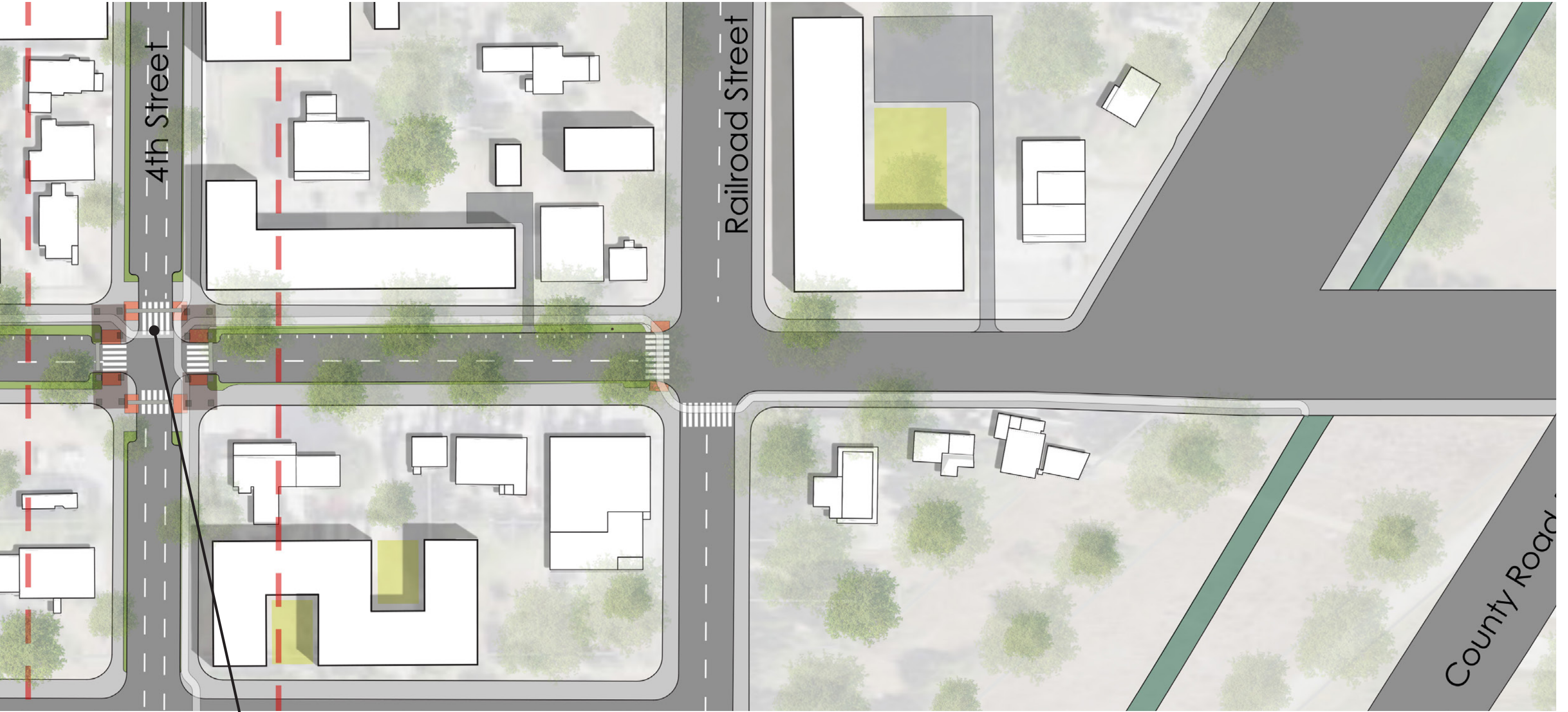
Main Street - the Gateway



Downtown
SR 674

Welcome Markers

Tree Lined



Welcome Sign

SR 674 - Lake Wimauma Point

An existing, but underutilized community benefit is Lake Wimauma. The majority of land around the lake is privately owned. A small parcel of land on SR 674 is owned by Hillsborough County. Adjacent parcels which are also non-conforming would allow the County to maximize community opportunity for waterfront viewing.

Image shown is an example of a community waterfront improvement in Brownsville Texas. The park was renovated as part of a collaboration and rails to trails project, built by the City of Brownsville and designed by bcWorkshop.

Create a pavilion and commitment of care for the public space on Lake Wimauma that is already used by the community informally.



The Paseo Central at Della Street is a more formal paved plaza which can host daily activities and special community gatherings. The paseo borders the government district intended to cluster civic buildings and uses. This passage way and plaza serves an important part of the public realm in Downtown.



Market Paseo

The Market Paseo, at 8th Street, would serve as an urban pocket park with a paved pathway lined by shade trees. This passage way is part of the public realm and serves pedestrian activities. The Market Paseo can host community farmers markets and other gatherings.



Wimauma Plaza del Sol is designed as a floodable landscape and park space in the former train station location. Plaza del Sol sits between downtown Wimauma connecting the Main Street area with the Wimauma Greenway. It is easily accessible to residents living in downtown and the Lake Wimauma area, and to the new residential development planned for the WVR-2 area. and Shaded by trees with ample space for community events including concerts, presentations, and shows on the corner stage.



STRATEGIC ACTION PLAN

Strategic Priorities 12
Plan Elements 13
Case Studies 14

There are a number of community groups already working to help make Wimauma more prosperous and equitable. It is the desire of the Wimauma Community to establish an organization in which all community groups can come together to help implement the Wimauma Community Plan.

Wimauma Community Task Force

The Wimauma community desires to establish a Task Force to ensure the implementation of the Community Plan. As supported by the County, the Wimauma Community shall be involved on an ongoing basis with the county and other community partners as the Community Plan is implementing and implemented.

1-5 YEAR ACTION PLAN

The following short term actions and agenda items are intended to help the Wimauma Community achieve the strategic priorities and meet the most critical needs of the community. These should serve as pathways to implementing the Wimauma Community Plan. The community should review this Strategic Plan every 3-5 years to update initiatives based on achievements and future needs. This Strategic Plan coordinates with the Urban Design Framework in the Community Plan and the Livable Communities Element in the Comprehensive Plan. In addition to the action items, case studies are provided to demonstrate other similar, successful community programs.

12 Strategic Priorities

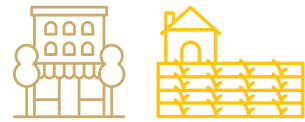
The Wimauma Downtown Strategic Plan sets actionable strategies by identifying priorities and objectives with a short term action agenda.

Access

- Access to healthier lifestyle and mobility options.
- Access to safer streets for all ages.

Opportunities

- Opportunities to invest locally.
- Opportunities to earn locally.
- Capacity (infrastructure) to update existing and build new businesses.
- Capacity to preserve and capitalize on the valuable resource of open space and agricultural landscape.



Development Opportunities

Establishing small scale, multi-family and mixed-use development is critical for addressing the cost of housing in Wimauma, as well as for encouraging job creation and business development. It also helps to shape the districts in downtown, especially the Main Street Core. Identifying key sites for residential and commercial development can further help to inform investment and public realm improvements. Investment priorities should focus on the downtown Receiving Zone in order to create a cluster of development.



Affordable Housing Opportunities

Maintaining Wimauma's affordability and providing much needed mobile home replacement, relies on identifying development opportunities to increase downtown's supply of housing. Additionally, initiatives such as Community Land Trusts and Public-Private Partnerships, offer opportunities for diverse and inclusive housing models.



Multi-modal Opportunities

Enhancing mobility and improving accessibility can help create safer streets in downtown while defining character. Creating housing options in proximity to amenities, schools, and employment can help reduce traffic and support mobility. Improving pedestrian and bicycle infrastructures provides important access to the entire community. The Transportation Hierarchy prioritizes people over cars, helping to create a more walkable and bikeable downtown.



Infrastructure and Public Realm Opportunities

Enhancing Wimauma's public realm is central to revitalizing downtown and celebrating its small town character and adjacent rural landscapes. Infrastructure improvements should be prioritized with development opportunities to expand sewer and water for commercial development in downtown Wimauma, improve street lighting, safe street crossings, and bicycle network.



Business Development Opportunities

Fostering a resilient local economy leverages the potential of new development and cultural capital in Wimauma. New small businesses, start-ups, and farming co-op opportunities will serve to support job growth in the downtown. These local businesses celebrate the distinctive character of Wimauma.



Educational Opportunities

Establishing early childhood care and after school programs for youth and young teens will serve to promote positive educational outcomes. Existing school campuses and new schools should be considered civic infrastructure supporting community access to library resources, technology, and recreation space. Additionally, vocational and technical certificate programs through partnership with Hillsborough Community College would offer upward mobility to high school graduates and residents.



Health and Wellness Opportunities

Access to comprehensive, quality healthcare services is important for promoting and maintaining health, preventing and managing disease, reducing unnecessary disability and premature death, and achieving health equity for all Wimauma residents. It is critical that downtown Wimauma host a range of healthcare services to be prioritized with development opportunities to meet the needs of the community.

Business Development and Job Growth

Hillsborough County helps small businesses develop through the Entrepreneur Collaborative Center, a hub where innovators gather to share ideas and access tools to grow their businesses, and programs such as the Economic Development Innovation Initiative (EDI2) to engage start-ups to fuel prosperity.

Farming Co-Op Incubator

Establish a Co-Op program to expand opportunity for new farming models in Wimauma. Such a program will require partnerships with local vendors, restaurants, farmers markets, and grocery stores. Co-Op farms can incorporate a business model to produce or process locally grown food for value added market capture and reduced transportation costs. Programs for “Wimauma Salsa” or “heritage meet” can bring important new industry to Wimauma, as well as reinforce the community’s identity as an agricultural town. Farms of 5 - 20 acres (2 to 8.1 ha) are recommended for the establishment of the Farming Co-Op Incubator. Such farms run much like a four-to five-acre (1.6 ha to 2 ha) farm, with more room for production and programming space. They require ten to 20 full-time staff members.

Existing Local Resources:

Institute of Food and Agricultural Sciences (IFAS), University of Florida Gulf Coast Research and Education Center

- Wimauma Farming Community
- Hillsborough County Entrepreneur & Small Business Support

Community Land Trust for Affordable Housing and Healthcare

Establish a Community Land Trust or public-private partnership with Hillsborough County on the County owned property which anchors the north end of Main Street. This is the site of the existing senior center. Redevelop the property with mixed-use affordable housing that will include a new senior center with multi-generational programming. Programmatically, the building should have services at the ground level to serve the community. The housing will provide much needed replacement for existing mobile homes and maintain affordability. The project would create synergy with the Boys and Girls Club facility, the future Wimauma Community Development Corporation property, and Main Street. This site is also located on the proposed transit circulator route and bicycle network.

Work with Hillsborough County to utilize Community Development Block Grants (CDBG), State, and local funds to establish a mobile home replacement program to insure resiliency within Wimauma and to protect community members from mandatory evacuation.

Critical Needs for Building Program:

- Healthcare Access
 - *WIC Program
 - *Hillsborough County Department of Health: Primary Care, Family Planning, Immunization, and Pediatrics
 - *Partnerships with student nursing programs, dentists, and existing organizations working to bring healthcare access to residents such as Franciscan Ministries and Hispanic Resource Council.
- Senior Center
- Early Child Care Center
- Affordable Housing

Infrastructure Prioritization Plan

Create an infrastructure plan to prioritize improvements in downtown Wimauma. Sewer access, sidewalks, street lighting, and roadway improvements for bicycle network and the establishment of the Wimauma Greenway Trail. Prioritized projects will need to be included in Hillsborough County's Capitol Improvement Projects (CIP) list in order to receive funding for implementation.

Establish a strategic initiative such as the City of Tampa's for Bright Lights, Safe Nights street lighting program in partnership with Tampa Electric Company (TECO). The program is intended to improve the quality of life in downtown Wimauma keeping streets and sidewalks safe for residents and visitors. Use opportunities such as the installment of the high voltage poles on Center Street to install lighting. Also, encourage the use of solar lights for energy efficiency and the support of dark skies programs.

Establish a partnership agreement with TECO to utilize the old railroad easement for the Wimauma Greenway Trail. If an agreement cannot be reached, establish a Greenway Trail corridor adjacent to the easement. Planned Developments will construct portions of the Greenway Trail that are within their property. Maintenance agreements and coordination with Hillsborough Parks and Recreation will need to be determined.

Create a community initiative in cooperation with Hillsborough County Transportation to engage citizens in painting bike lanes on existing streets based on the community plan. This can serve as an interim infrastructure improvement until future roadway improvements to shape.

Educational Partnerships

The Wimauma Community Plan proposes that the School District partner with Hillsborough Community College (HCC) to establish a shared campus to provide educational opportunities where high school students could earn technical certificates. Precedents for this partnership already exist in other areas of Hillsborough County.

Establish a partnership with Hillsborough Community College similar to that of the Enterprising Latinas to support readiness in Wimauma and develop job skills education and training programs for residents.

Programs could focus on nursing or medical training to serve Sun City Center, and agricultural sciences to support the Wimauma farming industry. HCC offers early childhood programs at the Ybor City campus. A program of this type would be a benefit to the Wimauma community, providing both training and care.

Wimauma is in need of civic infrastructure such as libraries. Establishing shared use agreements with the School District of Hillsborough County to utilize school libraries, computer labs, and recreation fields at existing and new school facilities is a way to make the most of public funding. If planned for early, schools can be designed with this in mind as part of the overall service to the community.

Healthcare Access

Secure a temporary facility in partnership with Hillsborough County Department of Health to provide health services until permanent facilities are available.

Critical Needs for Health Access Program:

- Healthcare Access
 - *WIC Program
 - *Hillsborough County Department of Health: Primary Care, Family Planning, Immunization, and Pediatrics
 - *Partnerships with student nursing programs, dentists, and existing organizations working to bring healthcare access to residents such as Franciscan Ministries and Hispanic Resource Council.

Agricultural Opportunities/Best Practices

Consult with farmers and other experts to determine what food to produce, at what scale, with what methods, and how food should be sold or distributed.

Offset farm operational costs with food sales; farms may also need to rely on support from the development—especially during early project phases—in the form of free or subsidized land, contributions from transfer fees, homeowners association fees, and other mechanisms.

- Plan to devote land to farming for the long term; educate residents about farming practices to set realistic expectations for farm aesthetics and productivity.
- Appreciate and communicate food production challenges caused by seasonality and weather, pests and disease, and other challenges that farmers face.
- Consider food, worker, and visitor safety when designing facilities and setting up operating procedures.

Pedestrian Crossings and Safe Pathways to Schools

Establish interim pedestrian crossings at SR 674. Coordinate with the Florida Department of Transportation (FDOT) for pedestrian crossing signs and flashing lights at the intersections of 4th Street and SR 674, and West Lake and SR 674.

Establish a Walking School Bus program with local volunteers and school principals. Utilize crossing guards at SR 674 to assist with safe crossing.

Examples From the Federal Highway Administration:
Use of Crossing and Detection Technology

Purpose:

- Provide visibility to crossing.
- Encourage and assist pedestrian crossings.

Design Treatments:

- Lighting, flags, green signs, flashing beacons
- In-Roadway Warning Lights

Source: <https://www.fhwa.dot.gov/publications/research/safety/pedbike/05085/pptchapt11.cfm>



BAY AREA COMMUNITY LAND TRUST (CLT)

BERKELEY AND OAKLAND, CA

Why CLTs Matter?

One of the ways that land trusts create affordable housing by removing the cost of land from home purchase, while allowing residents to build equity as homeowners. Because the CLT retains ownership of the land and purchasing agreements, housing units remain affordable, even as original beneficiaries sell and move on. This long-term, continuing benefit makes CLTs an especially efficient use of affordable housing subsidies.

By locking in permanent access to affordable housing, CLTs can play an important role in countering the market driven displacement associated with gentrification. By stewarding neighborhood land for the public good they prevent speculative development, hopefully before gentrification displaces existing community members. They additionally play an equally important role in neighborhood stabilization by preventing unnecessary foreclosures.



Bay Area Community Land Trust (BACLt) is a democratic community non-profit organization run by an elected Board made up of people who live in land trust-sponsored housing, the broader community, and people with technical skills to keep the CLT in good working order.

The main mission of BACLt is to create permanently affordable and sustainable communities of cooperative homeowners. BACLt own few **co-ops** in Berkeley and Oakland, but also have variety of programs to stabilize neighborhoods. A co-op or housing cooperative is a democratic, resident-controlled housing association that owns the buildings collectively.

For now their co-ops have nearly 50 permanent residents, including working families, seniors, people with disabilities, people of color, etc. but they hope more will come soon. **Hibiscus Commons** project helps seniors of all incomes to retire comfortably and affordability in community.

Empowerment through Coop Management

The program aims not only to create affordable housing but to preserve an important historic and cultural site of African American heritage. The McGee Avenue Baptist Church owned residential complex since the 1970s, and now partnering with the Bay Area Community Land Trust in hopes of restoring the property and renting it out at below-market-rate prices. In addition, they are transitioning into green church itself, thus strengthening the cooperative's stable support and ensuring further workshops, training and education.

Since 2014 BACLt adopted **Green Living** programs which showcase all of the environmentally-friendly improvements that cooperative living groups have made. The CLT initiated the installation of solar panels for electricity and solar hot water heating, installation of high-efficiency toilets and low-flow showers heads, planting orchards and fruit trees, raising bees and chickens, composting food scraps and yards, and building gray water systems to process water from washing machines and showers.

Resources:

Bay Area Community Land Trust. <https://www.bayareactl.org>
 The Community Land Trust Model. <https://cityofbridgesclt.org/about-us/the-community-land-trust-model/>

Kellogg Foundation - Community Food Centers

Corbin Hill Food Project, Inc., New York, New York, US
Improve access to healthy food in low-income neighborhoods of color by developing rural-urban linkages to mid-scale producers to create equitable food distribution systems that advance community food sovereignty.

UTRGV Agroecology Micro-grants

Working toward food security in under-served communities and small scale farming.

Alvarado Street Bakery and The Cheeseboard

Economic Development. Employee-owned businesses, supportive work 'family'. Collective benefits and autonomy. Source locally grown ingredients. Acts as unofficial business incubator and community hub.

Hilltop Alliance Pittsburgh - food, community, housing!

23 acres hilltop farm within a land trust (CLT). The U.S. Department of Housing and Urban Development owns the site, and the Pittsburgh Housing Authority manages it, though it plans to sell it to the city's Urban Redevelopment Authority. The Redevelopment Authority will likely subdivide the property into "conservation" land, including the farm, and sell that to a land trust that will lease it for a nominal fee to Hilltop Alliance. The rest of the land will become the new housing. The Housing Authority is still going through a long list of steps required before it can dispose of the property.

Resources:

Kellogg Foundation - Community Food Revolution. <http://communityfood.wkkf.org/>

Southwest Florida Water Management District, SWFMD. <https://www.swfwmd.state.fl.us/business/agriculture/facilitating-agricultural-resource-management-systems-farms>

Hilltop Alliance: <https://www.pittsburghhilltopalliance.org/>

University Research Programs:

- University of Florida, <https://research.ifas.ufl.edu/>
- University of CA Santa Cruz, <https://casfs.ucsc.edu/>
- University of Texas RGV, <https://www.utrgv.edu/agroecology/>



The COVID pandemic has left farmers with a season's worth of produce that can't be sold. Canceled orders and large scale contracts due to school and restaurant closers can be catastrophic, while at the same time grocery stores are struggling to keep up with the demand coming from quarantined residents. As a response, local networks are finding ways to get this fresh produce directly to the end user.



AGRIHOODS: FOOD NETWORKS & SOLUTIONS

Changing the way food is grown, processed, distributed and marketed.

Feeding a community has evolved to a global network of unprecedented choice in produce throughout the year, but at what cost? Production has consolidated to such a degree that when the chain is broken, the world cannot be fed and producers cannot sell their product. While this is too complex to fix in these few pages, communities with localized networks of food production and distribution are taking great steps to minimize food insecurity.

Issues Being Addressed:

- Social security
- Minimizing food deserts
- Education
- Storm-water management
- Waste streams
- Energy capture
- Food systems and security
- Aquaculture
- Closed loop systems

THE URBAN EDIBLE SCHOOL YARD: PS216 DEMONSTRATION SCHOOL

BROOKLYN, NYC

School statistics

- Established: 2010
- Enrollment: Approximately 750 students
- Grades: Pre-K through 5th grade
- Community Composition: Multi-cultural families from Coney Island, Brighton Beach, Gravesend
- Size: Half acre organic garden
- Yield: 160 different types of fruits, grains, herbs, vegetables

Benefits:

Skill development of

- Leadership
- Community Building
- Food Awareness
- Trust
- Supportive Environment
- Opportunity



Description and Benefits:

A project sparked by Chef Alice Water's ideology of bringing public school education into the garden and the kitchen came to life in New York City's Public School 216 in Brooklyn. Ten years ago it opened as the first demonstration garden to integrate a new level of learning into the fabric of the school and the community. Prioritizing this type of learning into just one school has had an impact on 750 students each year.

The architecture of the project consists of three main parts: kitchen, greenhouse, and garden. Previously the garden was of a parking lot, and even today, it is bordered by a parking lot equal to its size.

The garden is a lush space with playful rows of nutritious food where children learn the science of growing plants and the importance of caring for them. The greenhouse is a place for potting plants in Spring and Summer and preparing for harvest in Fall and cold protection in Winter. The kitchen serves as a food preparation education lab.

Providing students the opportunity to play a part in growing the food they later cook and eat will give them a valuable life experience uncommon in the city. It also provides the students the understanding of community resiliency through the bond of gardening and eating.

"Try new foods and don't yuck anybody's yum."

-Fourth grader at P.S. 216

A New Kind of Development:

The Brightmoor Community Kitchen is in the Brightmoor neighborhood in Detroit. It is established in a food desert and it is approximately a 2-mile drive to the nearest grocery store. This creates a population that has difficulty in accessing fresh and healthy food since it is estimated that only 1 in 3 people have vehicle access. (Patroncity, 2016). It is part of the Brightmoor Farmway which is a grass roots urban regeneration project that connected a series of vacant lots by making the community farms and greenspace.

Re-claiming the Void For The Public Realm:

In many urban areas there is a lack of quality public and community spaces. Especially in areas that undergo rapid development or changes that affect the public realm in the process. Detroit is unique in that it is an expansive area, an estimated 140 square miles, and has seen a decrease in population from 1.8 million people to less than 700,000 (Davison, 2017). This has led to large tracks of lands left vacant and neighborhoods that once thrived as fractured remnants spread across the landscape. A method of reintroducing well designed spaces in the practice of converting empty space and dead zones into things that create a sense of place. Whether the void comes in the form of an historic remnant or vacant lots of stalled projects, small scale interventions can be made that can provide the catalyst for bringing new life back to an area that has been neglected. This approach is referred to as "Urban Acupuncture" and it consists of well designed interventions, at varying scales, that do not focus on simply creating something new but on recognizing, understanding and releasing the potential that already exists within the site. This revitalizes the area in which it takes place not by introducing something foreign to give it value, but recognizing and using the value that is already present. The Community Kitchen introduces a more intimate scale to the urban environment that creates a deep connection and sense of place for the people who visit it. This project creates an opportunity or the community to come together and connect over a solution to a common problem in many areas of Detroit. The kitchen is a 4800 square foot renovated building that is, "...diligently working to provide nutrition education and job opportunities for neighbors of all ages, as well as provide a safe and welcoming community café, kitchen and retail outlet to increase availability of local, farm fresh foods." (The Brightmoor Artisans Community Kitchen, 2016). It offers services such as rent-able kitchen space, cafes and a small market for fresh local produce.



Resources:

Davison, D. (2017). Retrieved June 13, 2020, from https://www.ted.com/talks/devita_davison_how_urban_agriculture_is_transforming_detroit
The Brightmoor Artisans Community Kitchen. (n.d.). Retrieved from https://www.patronicity.com/project/the_brightmoor_community_kitchen#!/
Neighbors Building Brightmoor. (n.d.). Retrieved from <http://www.neighborsbuildingbrightmoor.org/>
(n.d.). Retrieved from <https://images.google.com/>

BRIGHTMOOR COMMUNITY KITCHEN

CREATING A SUSTAINABLE COMMUNITY ANCHOR

Principles:

- Building as a Community

Great things can happen when a community comes together to create something that serves everyone. This project provided a much needed community space as well as access to education that can increase the quality of life for all involved.

- Equal Access & Sharing

Having the ability to access much needed resources in an equal and fair manner is critical to the creation of healthy and sustainable communities. This project provides not only food and resource but also employment and social opportunity.

- Education & Opportunity

One of the main components and objectives of this kitchen is to provide quality education to the community regarding healthy food and resource management that allows people to increase their quality of life. It has the ability to change the future development.

SAFER TAYLOR STREET

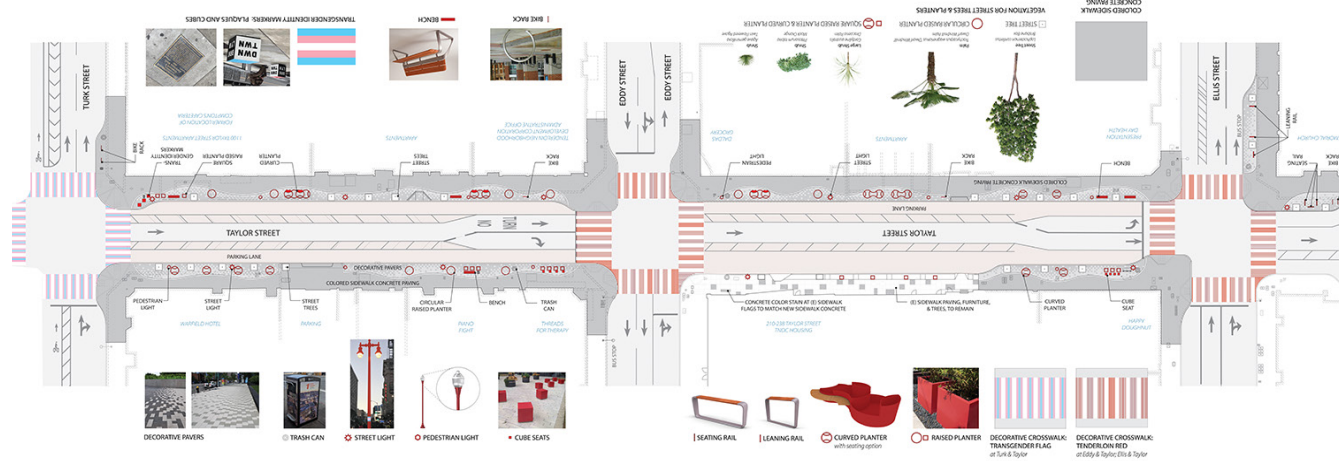
MARKET STREET TO SUTTER STREET
SAN FRANCISCO, CA

Timeline

- Planning & Conceptual Design (2017-2018)
- Quick Build (Summer 2019)
 - Road Diet
 - Wide loading and parking buffers
 - Left Turn signal
 - Left Turn restriction
- Streetscape Planning & Detailed Design (2018-2019)
- Complete Streetscape Design (end of 2019)
- Construction Begins (ongoing)

Project Goals

- Safety: Develop a community-based plan for transportation safety improvements on Taylor Street.
- Community: Ensure that the final plan represents community interests and is responsive to its needs.
- Livability: Use the expertise of City partners, including SF Department of Public Health and the SF Planning Department, to integrate public health and public space best practices.



Description:

Taylor Street is home to one of the densest and most diverse concentrations of residents, businesses, and community organizations in San Francisco. Being a critical component of the City's Vision Zero, a goal to eliminate all traffic death, the Tenderloin Community, San Francisco Municipal Transport Agency (SFMTA) and Boys and Girls Club came together for this project. Since this segment of Taylor Street has a disproportionately higher collision rate relative to the rest of San Francisco, they has developed a new vision for Taylor Street between Market and Sutter streets that improves transportation safety and livability for all users of this corridor.

The purpose of this project is to improve this segment for pedestrians, provide Transgender Identity to Campton's Transgender District, a place for all to enjoy, have tailored curbside access and safer streets. Through this project, there is also initiative to incorporate vibrancy and cleanliness, seating, vegetations and bike racks.

Resource:

Safer Taylor Street. <https://www.sfmta.com/projects/safer-taylor-street>

Components of the Process

- Fair Housing Stakeholder Group, coordinated by Hester Street, of more than 150 advocates, service providers, housing developers, researchers, and community leaders who were invited to participate in each part of the Where We Live NYC process.
- Community Conversations to learn directly from more than 700 residents across the five boroughs through 62 focus-group-style conversations in 15 different languages, hosted in partnership with community-based organizations.
- Public participation through a set of interactive online tools and public events that encourage all New Yorkers to get involved in the fair housing planning process by sharing input online, participating in Where We Live NYC events, hosting a conversation in their own community, and learning more about fair housing rights, data, and history.
- Data analysis to deepen the City's understanding of fair housing issues, using publicly available sources as well as administrative data from city agencies and other government partners.
- Government partnerships to evaluate existing policies and initiatives and to design new policy solutions that are both impactful and feasible (over 30 government partners).

Result: Fair Housing Plan

- Goal 1: Combat persistent, complex discrimination with expanded resources and protections.
- Goal 2: Facilitate equitable housing development in NYC and the region.
- Goal 3: Preserve affordable housing and prevent displacement of long-standing residents.
- Goal 4: Enable more effective use of rental assistance benefits, especially in amenity-rich neighborhoods.
- Goal 5: Create more integrated and independent living options for people with disabilities.
- Goal 6: Make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty.

** Each goal includes a series of actions, with an assigned lead agency and supporting partners. Next steps include implementation milestones, metrics to measure success, and reporting/public updates.

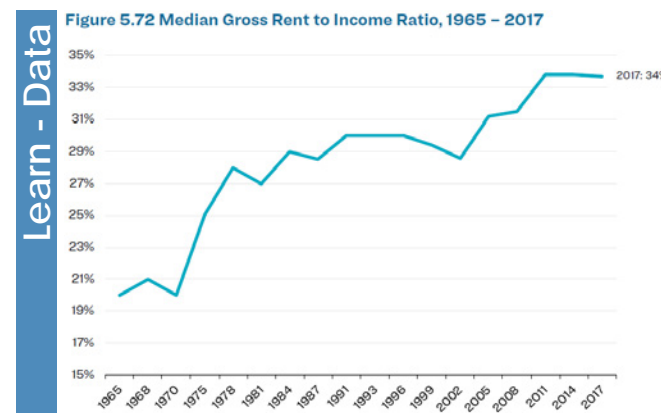
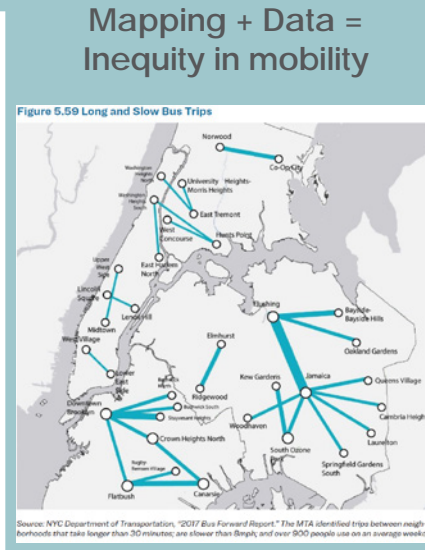
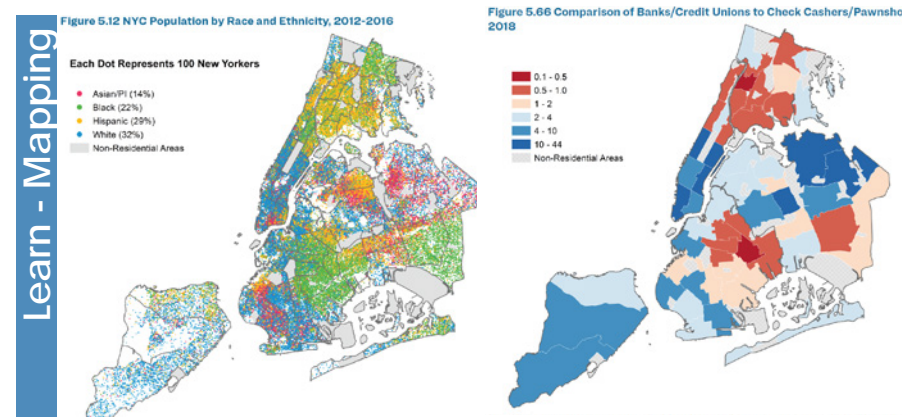


Figure 5.58 Profile of New Yorkers Commuting to Work

	Bus Commuters	Subway Commuters	All New Yorkers
Median Income (of employed)	\$28,455	\$40,000	\$38,840
Bachelor's Degree or Higher (age 25+)	31%	48%	36%
Parent (age 16+) with children at Home	42%	33%	36%
Foreign Born	55%	49%	41%
Person of Color	75%	66%	67%
Work in Healthcare, Hospitality, Retail, Food Services, or cultural industries	49%	38%	38%

Source: New York City Comptroller, "The Other Transit Crisis: How to Improve the NYC Bus System," (Nov. 2017), available at: <https://comptroller.nyc.gov/wp-content/uploads/documents/The-Other-Transit-Challenge.pdf>.



Goal 3
Preserve affordable housing and prevent displacement of long-standing residents

Strategy 3.1: Improve quality and preserve affordability for existing residents

3.1.1. Implement NYCHA 2.0 plan to improve conditions in and the management of NYCHA's approximately 175,000 apartments	NYCHA
3.1.2. Launch HPD's new HomeFix program, which provides low-interest financing to homeowners for necessary maintenance, targeting outreach to homeowners in areas with limited access to financial resources	HPD

sample _1 of 6 goals and associated actions

WHERE WE LIVE NYC: FAIR HOUSING TOGETHER 2018-2019

Timeline

- Organize (Summer 2017 - Spring 2018)
- Learn (Spring 2018 - Summer 2018)
- Create (Fall 2018 - Spring 2019)
- Finalize (Spring - Winter 2019)
- Implement actionable policies to promote fair housing, confront segregation, fight discrimination + advance access to opportunity for all (now- 2024)

Where We Live is the culmination of a 2-year collaborative planning process to better understand how fair housing challenges like segregation and discrimination impact New Yorker's everyday lives through multifaceted and decentralized engagement. The process identifies goals, strategies, and actions that the City will undertake in the next 5 years.

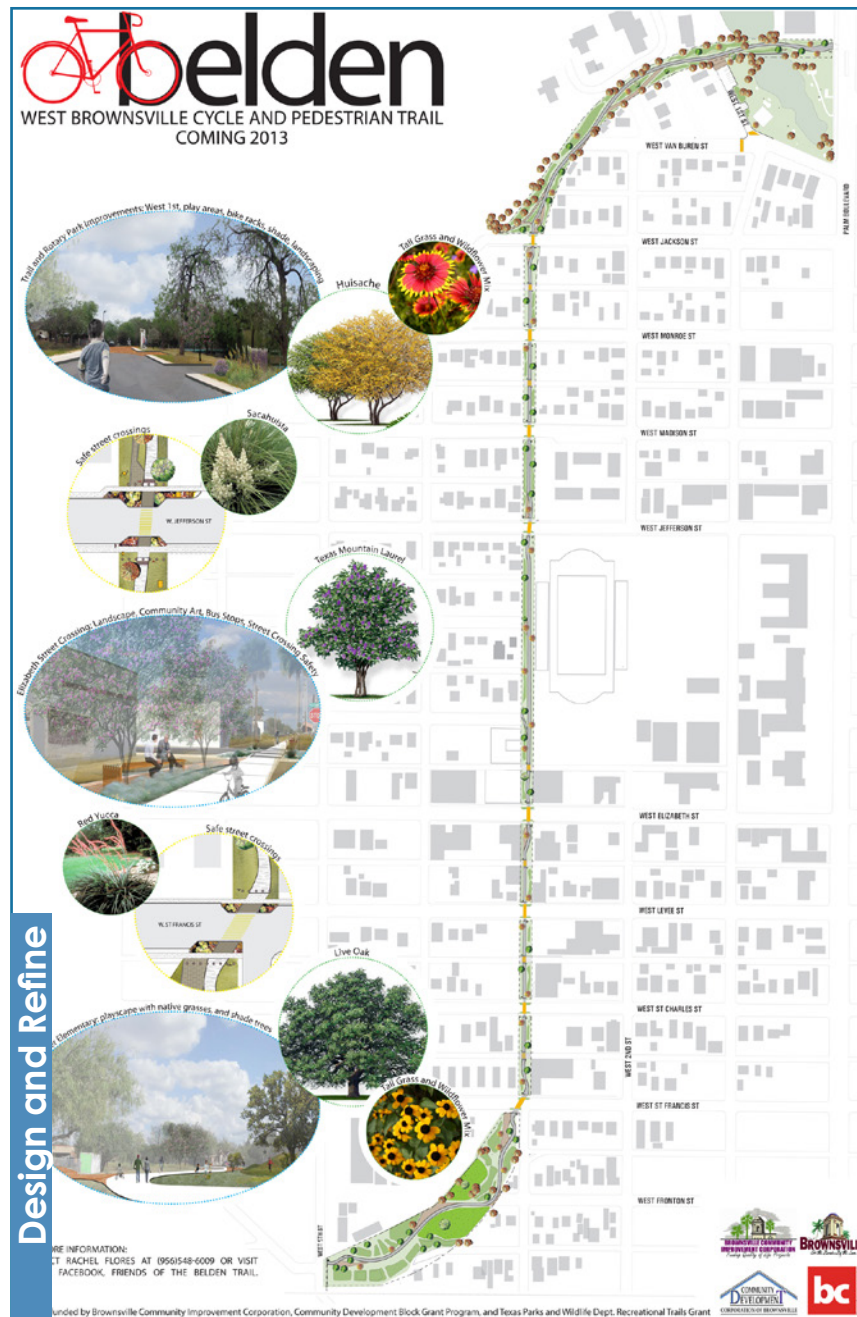
HEALTHY COMMUNITIES OF BROWNSVILLE, TEXAS

Timeline

- [Brownsville Farmers Market](#) (2008)
- [Research](#) (Spring 2012)
- [Engage + Design](#) (Summer -Winter 2012))
- [Build](#) (Fall 2013)
- [Activate](#) (ongoing)

What started as an abandoned alley has become a thriving corridor that safely connects the poorest neighborhoods to amenity rich areas, 3 public schools, multiple parks made safe, public transportation, and job centers. Accessibility improvements brought affordable housing developers to work in the area. Local craftsmen and artists were engaged in all fabrication. Art and educational material was all contributed by community members.

The trail is currently in the 3rd round of expansion and stands as a showpiece for the power of collaborative efforts and design.



Background

It started when 2 public health professors tallied the chronic health issues in Brownsville, TX that were linked to poverty, and lack of access to recreation and healthy food. In 2008, they start Brownsville Farmer's Market.

The Brownsville Community Improvement Corporation (BCIC) funds quality of life projects using a 1/4 cent Section 4B economic development sales tax. Under the leadership of Dr Rose Gowan in 2011, BCIC identified an abandoned rail line that had recently reverted back to city ownership. The Belden Trail, a 1-mile urban parkway was born.

Funding for the first healthy communities installment came from partnerships and grants, all working together to provide matching funds and sweat equity:

[BCIC](#): start-up funds and project administration

[Rails to Trails Grant](#): \$40,000 match for hard costs

[CDBG](#):

[Brownsville Metro](#): Federal funding earmarked for accessibility improvements used to connect Belden trail to bus stops.

[C.O.B. Parks + Rec](#): maintenance after year 1

[C.O.B. Civil Engineering](#): surveying + consultation

[C.O.B. Utilities](#): Street light improvements

[Ford Foundation](#): grant to support design and community outreach.

Engagement "Tenacity is important" (Rachel Flores).

- BCIC and bcW arranged a series of 6 bilingual public meetings July-December of 2012 for families at the 2 BISD elementary schools (Skinner and Sharpe) and at a local church located along the Belden Trail.
- Additional outreach was conducted at weekly farmers markets and Better Block events in downtown.

Belden Trail was a Catalyst for:

- Capital Improvement Projects (CIP)
- Community Gardens
- Local business development, like bike repair shops
- Bikes for Tykes and other Health Initiatives
- Citywide Pedestrian and Bike Trail Master Plan
- More community-engaged design
- Long-standing partnerships between the City, BCIC, CDC Brownsville, United Brownsville, and bcWORKSHOP.

