Community Revitalization – A Good Idea Whose Time has Come Again

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Requirements for Revitalization:

- Vision
  - Long Term – Flexible Plans
  - Revitalizing infrastructure/facilities and Culture
  - Economic and Social Diversity

- Community Buy-in
  - Education
  - Input
  - Support
"Tampa Heights: Rebuilding Community" - The Master Plan (.pdf file)
Redeveloping Plan Map 1 (.pdf file)
Redeveloping Plan Map 2 (.pdf file)
Tampa Heights Map (.pdf file)
Tampa Heights Historic Boundaries Map (.pdf file)

Want to know more about historic guidelines? Visit Historic Preservation Commission website or call the Architectural Review Commission at 813-274-8920. (The guideline book is not available electronically at this time, but can be purchased for $15 from the ARC.)

Tampa Heights Civic Association Bylaws
Requirements for Revitalization

- Political will
  - Revitalization Plan
    - Community Redevelopment Area (Ch. 163, Part III FS)
      - Required Conditions
      - Finding of Necessity
      - Community Redevelopment Agency
      - Tax Increment Financing
  - Eminent Domain
  - Local Government Improvements

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Selected Incentives

- Brownfield Redevelopment bonus
- Brownfield Tax Refunds
- Community Contribution Tax Credit Program
- Business Facade Improvement Program
- Econ. Dev. Transportation Fund
- Florida Enterprise Zone Program
- Incumbent Worker Training/Quick Response Training
- Urban Incentives
- Enterprise Zone Incentives
What does Urban revitalization look like?

- Planned Urban Living
- Focus & Appreciation of Urban Resources
- The Heights
Conceptual Site Plan
Direct View of Downtown
## Proposed Site Program

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Conceptual Graphics

view of downtown Tampa looking south
Conceptual Graphics

view of The Heights looking north
What does revitalization look like?

- Vacancy to Vibrancy
Enduring Value

- Flexible Entitlements
  - PD(A) Planned Development Alternative – two step process – Conceptual and detailed incremental plans.
  - Specific design criteria with Alternatives approved by Zoning Administrator
  - Robust Equivalency Matrix
  - Plan incorporated City plans for Riverwalk and historic preservation
Tree Removal Required to Revise Street & Utility Layout
Fast Forward to 2014
Park Redevelopment

WATER
WORKS
ESTABLISHED 2014

Buchanan Ingersoll & Rooney PC
Fowler White Boggs
Note: The Riverwalk is a work in progress with additional construction under way and new additions schedule for completion in 2010, including the relocation of the Glazer Children's Museum. The overall project includes seven parks, five museums, and eleven bridges along the 2.2-mile walkway.
What does revitalization look like?

- Reduction in Crime
- Increase in Resources
- Community to Be Proud of