

WORKSHOP DOCUMENT



PINELLAS COUNTY



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NORSTAR DEVELOPMENT USA, L.P.

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GREATER RIDGECREST

A NEIGHBORHOOD REVITALIZATION VISION



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TABLE OF CONTENTS

Existing Conditions	
Regional and Site Analysis	4 - 5
Greater Ridgecrest Existing Conditions	6-7
Public Process	
Rainbow Village Workshop	8-9
Greater Ridgecrest Area Workshop	10-11
Revitalization Goals	
Goals & Strategies	12-13
Priority Projects	14
Goal 1: Enhance Connectivity	
Streets	16-19
Street Precedents	20
Goal 2: Preserve and Enhance Natural Systems	
Public Open Space	22-23
Trail System.....	24
Public Open Space and Landscape Character	25
Landscape Features and Street Furniture Character	26
Goal 3: Encourage Neighborhood Supportive Commercial/ Mixed Use	
Public Facilities	28-29
Neighborhood Supportive Commercial/ Mixed Use	30
Goal 4: Brown Field and Infill Redevelopment	
Brown Field and Infill	32-33
Architecture	34-35
Tactical Urbanism & Public Art	36
Masterplan Vision	
Greater Ridgecrest Masterplan	38-39
Dansville Area Masterplan	40
Enlarged Dansville Park Plan	41
Proposed Birds-Eye View of Dansville	42-43
Intersection Improvements	44-45
Street Character.....	46
Typical Block Configuration	47
Potential Finance Mechanisms	
48	
Appendix	
Emergency Service Improvement Strategies	49
Greater Ridgecrest Area Community Drop-In Sessions and Meeting	50-51

PROJECT OVERVIEW

The Greater Ridgecrest Area (GRA) comprises the largest portion of an unincorporated community in the midwestern section of Pinellas County, Florida. The City of Largo abuts it on three sides and Ulmerton Road (Florida State Road 688) bisects the community. The community is made up of 11 neighborhoods. Pinellas County has been working closely with various GRA neighborhood organizations to identify the needs of the community and propose strategies to address them.

As part of its continuing effort Pinellas County has initiated this planning/ community engagement process to create a revitalization vision for Greater Ridgecrest. Recent revitalization efforts here gained momentum with the vision for “The Oaks at Ridgecrest” (formerly known as Rainbow Village) that was conceived at a community workshop in December 2014 under the leadership of the Pinellas County Housing Authority and Norstar Development USA, L.P. Following the success of that effort, Pinellas County led this master planning process for the GRA with a community workshop held at the YMCA in June, 2015.

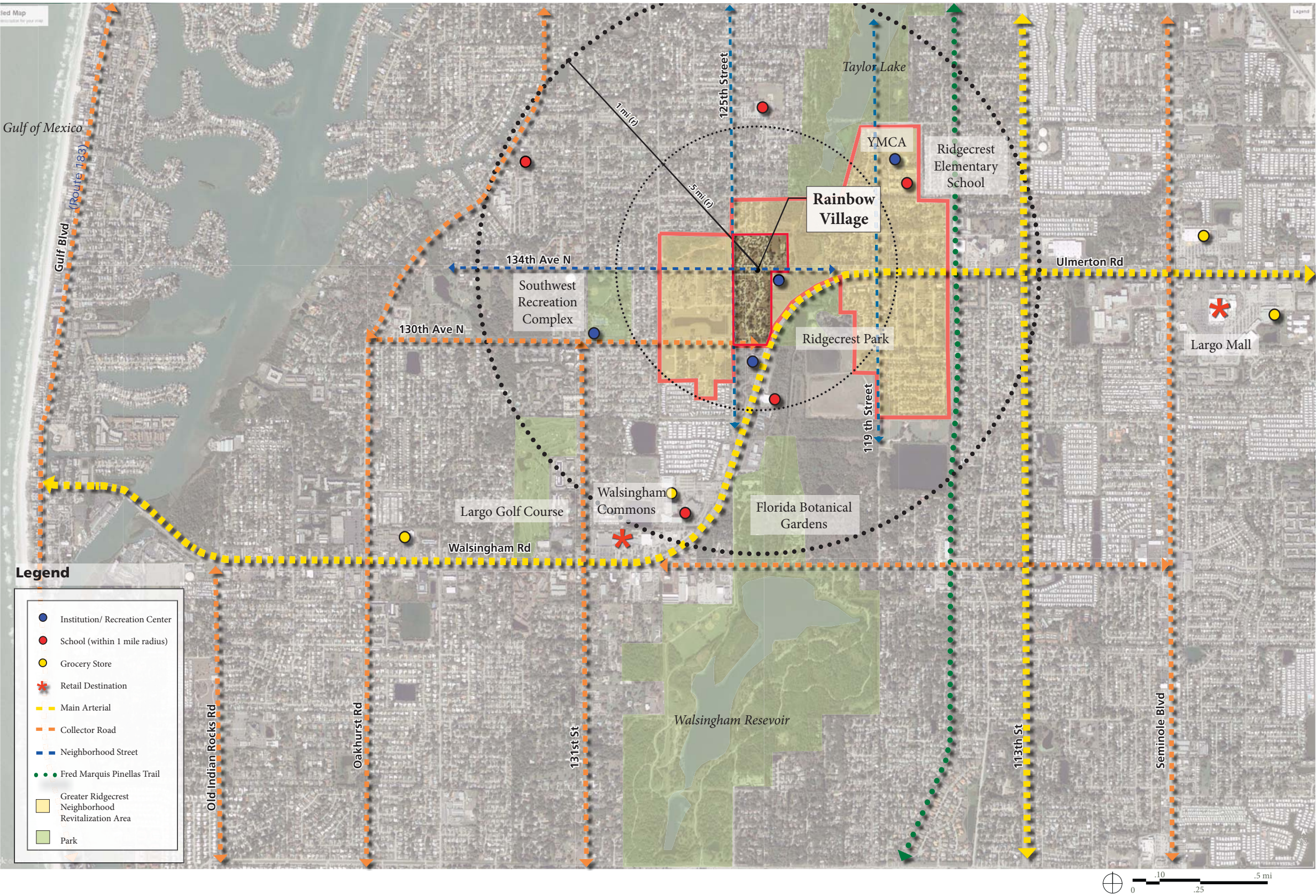
Community Amenities:

Greater Ridgecrest is primarily a residential community rich with amenities which include Ridgecrest Park, Pinellas Trail, YMCA of the Sun Coast, Boys & Girls Club, Young life, GRAYDI, and others. The following are the key issues identified at the workshop with regard to connectivity to these amenities:

1. Safe Pedestrian Paths:

A great challenge for the GRA has been the lack of a safe network of sidewalks and trails. Ulmerton Road divides the community

Regional Analysis



Site Analysis



physically and creates a substantial hazard when traversed by foot. The Design Team set a priority to work with the community to strengthen pedestrian connections across Ulmerton Rd. at strategic points.

2. McKay Creek Greenway:

McKay Creek Greenway is a series of swales and wetlands stretching from Taylor Lake to the Walsingham Reservoir. It currently creates an additional barrier within the community. There is great potential here to enhance the environmental sustainability while providing additional open space opportunities. Adding trails would transform it into a public amenity, and connect the residential neighborhoods with the existing necklace of parks such as Taylor Lake Park, Ridgecrest Park, Florida Botanical Gardens and Walsingham Park.

3. Vacant lots:

The GRA has several vacant County owned-lots, especially in the Dansville area. Most of these lots were previously occupied, but have yet to be rebuilt after severe storm damage. A major priority for the workshop was to explore several options for restoring homes to these lots. These infill and brownfield lots will present a great transformative opportunity for a truly sustainable, mixed-income and mixed-use community.

4. Neighborhood Supportive Commercial/ Mixed Use:

Another important question was whether residents felt adequately served by local retail within the GRA. Both the quality and convenience of existing retail is an issue. The appropriate location, type, and scale of new neighborhood supportive commercial must be considered.

GREATER RIDGECREST EXISTING CONDITIONS

EXISTING CONDITIONS



① Ridgecrest Park



② Pinellas Trail



③ Retention Pond in Dansville



④ Undeveloped Trotter Parcel



⑤ Pedestrian Overpass at Ulmerton Road and Pinellas Trail



⑥ Food Mart on Wilcox Rd.



⑦ Ridgecrest Elementary School



⑧ Boys and Girls Club



⑨ Young Life Facility on Wilcox Rd.



⑩ Greater Ridgecrest YMCA



⑪ Rainbow Village Neighborhood Center



Photograph Locations







December 2-4, 2014

At the outset of the Rainbow Village charrette, the community's thoughts on what they liked in their neighborhood and what they needed going forward, were documented. The Torti Gallas Spectrum served as a tool/vehicle to facilitate discussions with the community, in order to understand the "big picture". Spectrum creates a framework for sustainable communities through three distinct platforms:

Natural Systems, the Built Environment and People. This tool encouraged comprehensive discussions on what the community's current assets are and how they can be integrated and enhanced through the new vision. The adjacent notes taken from the community's input documents this process and helped shape a vision that is economically viable, socially just and environmentally sensitive.

Though this vision focused on Rainbow Village, the design team and the community discussed ideas on how to tie this vision with the surrounding GRA community, developed during the June 2015 workshop.

SPECTRUM:

REGION		DWELLING	
NATURAL SYSTEMS		Ecology	Geography • Flora & Fauna • Climate
		Water	Hydrology • Consumption • Infrastructure
		Food	Growth • Distribution • Consumption
BUILT ENVIRONMENT		Shelter & Form	Urban Fabric • Architectural Character • Massing • Tectonics & Structure
		Energy & Resources	Waste Management • Materials • Energy Use • Energy Generation
		Mobility	Destinations • Networks • Hubs & Modes • Parking & Storage
PEOPLE		Economy	Retail • Manufacturing • Service Economy
		Education & Awareness	Demographics • Development Process • Policies & Initiatives • Sources of Information
		Traditions	Religious Customs • Recreational Customs
		Health & Happiness	Values • Standard of Living • Well-Being

Community Input

Workshop Meeting 12/02/14

- DECENTRALIZE AMENITIES - 'EQUIDISTANT'
- IDENTITY → EACH HOME.
- FRONT YARD.
- AVOID CONFINEMENT.
- Consider operation and maintenance of the buildings
- Consider the required construction of the buildings - (Block construction)
- Make sure the area is cleaner
- Provide picture of how rear parking works and house layout.
- Could we ^{locate} ~~make~~ the community center more central to the neighborhood (development)? ^{or amenity program}
- Programming public space
- Granting ~~that~~ consideration to aid w/ mortgage payments.

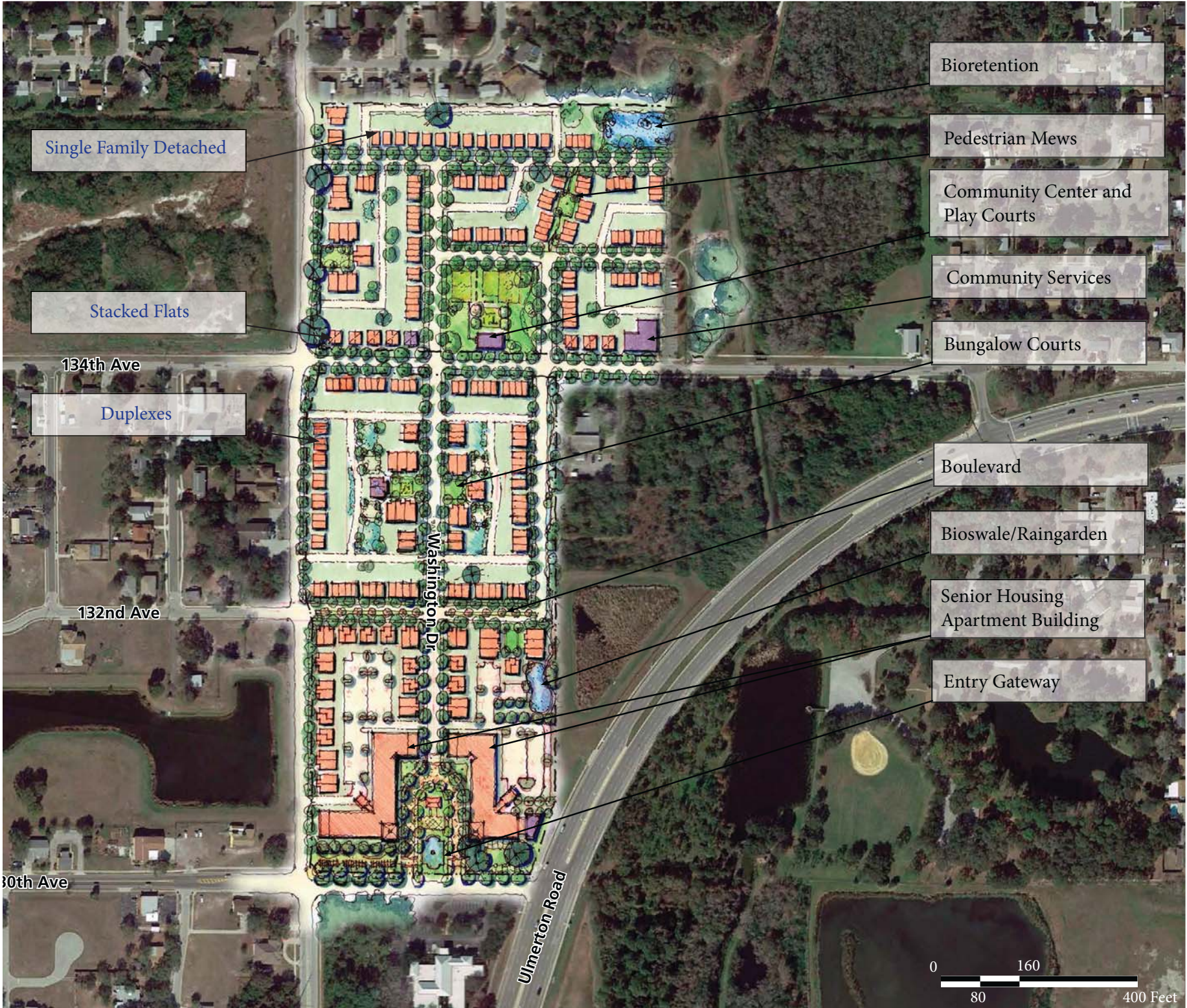
- SHERIFFS OFFICE AND ROSS COORDINATOR SHARE SAME BUILDING (EX. APARTMENT UNIT) EACH USING A BEDROOM SPACE
- NEED MORE STORAGE IN THE SHERIFFS OFFICE
- NEED APPROX. 200-300 SF
- PREFER TO BE IN SEPARATE BUILDING ENTIRE THAN IN THE COMMUNITY SPACE
- PREFER CENTRAL LOCATION (WASHINGTON DRIVE & 134TH AVENUE)
- MAKE SURE PARKING LOTS ARE SECURE
- MAKE SUB[^] THERE IS TRAFFIC CALMING FOR STREETS AND ALLEYS.
- GRAND needs approx. 6,000 SF
- PROVIDE ADEQUATE LIGHTING (NO DARK CORNERS)
- PROVIDE SMALL DOG PARK
- SITE SECURITY LIGHTING
- CONCERN WITH PEOPLE HANGING OUT IN THE MIDDLE OF THE BLOCK WHERE PARKING IS LOCATED.
- SUN COAST MENTAL HEALTH (200 SF MAX.)
- BOYS AND GIRLS/GRAND NEED A KITCHEN AREA
- CONCERN WITH NEW ~~135TH~~ ^{NORTHMAN} STREET TRAFFIC. PROVIDE ONE WAY EXIT TO 135TH STREET
- WILL THIS DEVELOPMENT BE ANNEXED TO THE CITY OF CARGO?

- o Connections to Ridgcrest Park.
 - airways
 - trails + access walks.
 - upgrading foot bridges. (yatox vs kids!)
 - o Expand 134th. development notion to make greater connections. (E/W)
 - o Possibility of purchase of For-Sale SFD homes to facilitate Ewin Village (phasing).
- Names / Branding
- o "Oaks at Ridgcrest"
 - o "Ridge View" → original name
 - o "Enclave at Ridge Crest".
 - o Names of the series of greens. — within the neighborhood. ^{identity}
 - o What's the Mailbox plan? — needs to be distributed through out the N'hood. (2 or 3)
 - o Move the Bus routes to 125th?
 - o Bus shelters. → Use PSTA funds.
 - o Next meeting + workshop - Jan 13th / 14th.

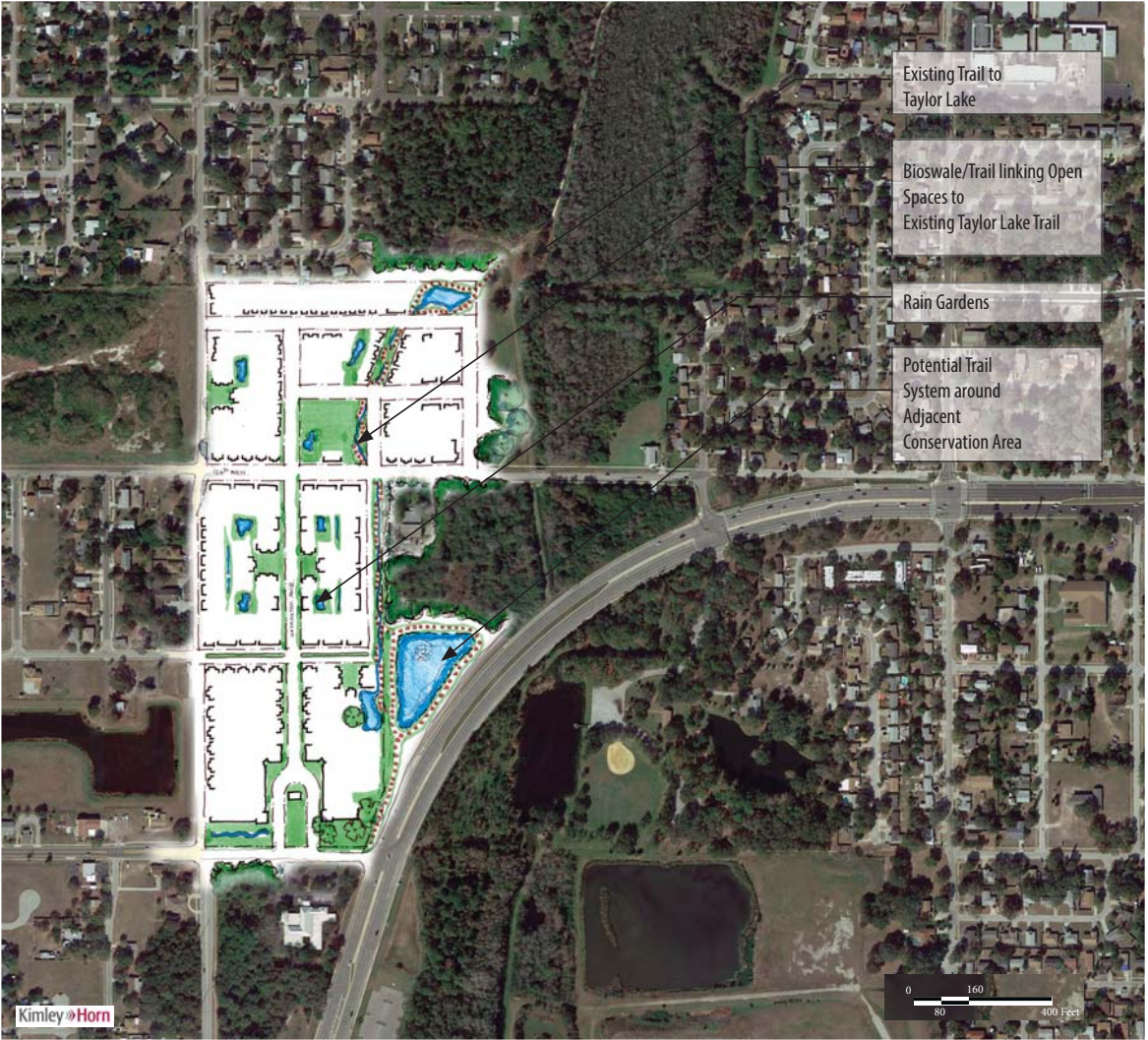
- Look @ County improvements for Danville side 132nd. when we come to the next workshop.
- Community club House
 - Fitness
 - computer lab
 - office?
 - meeting room.
- would like nickspace to be incorporated along with the Senior building + Community Center
- Small room for growth in the retention pond to the west (County controlled Danville side)

- YMCA - would be good to have a community space on site. Help with having wellness program on site.
- Friends of Ridgecrest - Possibly have meetings on Rainbow Village Site - Promote sense of community.
- Possibly introduce small splash park
- Provide direct pedestrian connections between the YMCA and the community.

The Oaks at Ridgcrest Vision Plan



Proposed Vision Plan



Stormwater Management Strategy Diagram



Perspective of Proposed Senior Housing



Perspective of Proposed Bungalow Court

PUBLIC PROCESS

GREATER RIDGECREST COMMUNITY WORKSHOP

June 9th & 10th, 2015

The Greater Ridgecrest workshop was held at the local YMCA, a facility well known in the community. The staff of the YMCA graciously provided two large spaces to meet with the community and work on the vision plan.

The workshop was well attended by the community and the feedback received was immediately incorporated into collective design ideas as part of a collaborative working environment. The discussions with the community and their comments echoed the three platforms of Natural Systems, People and Built Environment as depicted in the 'Spectrum'. The community had great interest in future improvements to enhance their neighborhoods and their sense of ownership in the visioning process came across strongly as the workshop progressed.

Public Meeting (Day 1):

The workshop started with a public meeting where some of the initial analysis done by the Design Team was presented, followed by a discussion of revitalization goals for the community. People voiced their concerns and opinions on a wide range of topics such as safety, walkability, job growth, signage, recreation, maintenance, street connectivity, history, health and well-being. These comments were documented on large note pads, which the Design Team reviewed, assimilated, and crafted into drawing and diagrams for presentation in the next public meeting at the end of the following day.

Drop-in Sessions & Group Discussions:

The vision plan was also crafted through a 'drop-in session' format where the community expressed their thoughts on specific aspects of drawings as they were being developed. At the same time, a series of group discussions were held both with the community and county officials. The conclusions from these meetings were communicated to the design team as part of a 'real time' process that allowed the Design Team to also incorporate the comments into the drawings.

Public Meeting 2:

The master plan vision was presented at the end of the second day at a well-attended public meeting. Those attending made several more suggestions, while also expressing their appreciation to see their ideas expressed in drawings. Most importantly, a series of priority projects were discussed along with the next steps/ milestones. These are outlined in the following section of this book. The immediate next step is the distribution of this workshop/ master plan book throughout the community for further review and to allow for additional feedback in an upcoming follow-up meeting.

Charrette Schedule

DAY ONE Tuesday, June 9th	DAY TWO Wednesday, June 10th
1 - 2 PM: Meeting with PCPD, PCHA and Norstar	9 AM - 7 PM: Drop in Design and Feedback Session
6 - 8 PM: Workshop Kick-off Meeting and Community Feedback	7 PM - 9 PM: Design Presentation



Community Input

GULF TERRACE
TRAIL CONNECTIONS
HANDI CORNER 119TH N OF ULMERTON / Replace with corner store / use work BLDG / or mixed use BLDG w/ community support
LIBRARY - NEAREST IN LARGO
- BARBER SHOPS / SALONS
- SENIOR CENTER
- INCREASED PUBLIC TRANSPORTATION
- WALSHAM OPPORTUNITY AS ROUTE TO BEACH
YEAGER LAND - LIBRARY / SENIOR CENTER / HOUSING
- DAY CARE CENTER
- INDOOR COMMUNITY POOL
CONCERN FOR CHILDREN CROSSING ON COMMERCIAL STREETS
- PUBLIC DOT MEETINGS
- KIDS WALKING TO SCHOOL
- SHADE TREES
- WALKING DESTINATIONS
- SIDEWALKS
- GOODING CROSSING NO TREES OR PLANTING
- WHAT TO REPLACE OLDER HOUSES THAT NEED TO BE REPLACED WITH
- CURBS AND WALKWAYS ON "YELLOW" STREETS
- ALLOWING STREET TREES
- TREE MAINTENANCE
- SOURCES OF FUNDING?
- CONNECTION FROM RIDGECREST TO TRAIL SYSTEM
- URBAN VEGETABLE GARDEN
- NEW JOBS / EMPLOYMENT CENTER

- SIGNAGE / WAYFINDING
- SEATING AREAS W/ SHADE
- BBQ GRILLS
- SPLASHPAD IN RIDGECREST PARK
- PARK MAINTENANCE / SAFETY
- WALKING TRAILS
- PROPE PLANTINGS FOR LOW MAINTENANCE
WHAT DO YOU DO FOR RECREATION / WHERE
- FOOTBALL
WHAT COULD YOU DO?
FISHING
JENNIFER SW CORNER BEACH RD
ULMERTON & 119TH BENCHES
- CROSSING ULMERTON RD
- ONLY FLASHING YELLOW NOW
- TRAFFIC LIGHT AT RIDGECREST AND ULMERTON
ULMERTON 121
130TH
- PROPOSED DENSITY?
- LIGHTING - LED Lighting
- OAK VILLAGE DRIVE
DEAD END STREETS
EASE OF GETTING OUT
- FLYOVERS
- PRIORITIZE INTERSECTION IMPROVEMENTS
1. 119th & ULMERTON
HOW FAR DO PEOPLE WALK NOW?
EXISTING LOCAL PARKS
- STOPS IN DUNDASVILLE
75 MIN
- SHADE



Community Input

POTENTIAL DEV. ALONG ULMERTON RD
- DRINKING WATER USES W/RS. IMAGE
- PRODUCE / MARKET
1307A LOCAL RETAIL FOR NEIGHBORHOOD
"ENHANCING NOT DISPLACING LOCAL BUSINESS"
TITLES BIGGER
MORE INFILL LOTS?
- PORTION OF YMCA (EASTERN EDGE)
- IMPLEMENTATION OPPORTUNITY
BROWNFIELD CLEANUP TAX (CREDIT)
- HISTORICAL WOODS SPOT - 1940s? African American culture
- OUTSIDE HOUSING OWNERS AS THE RESEARCH + PART TIME BUSINESS OWNERS FROM THE RESEARCH COMMUNITY

06/10/15
- DO NOT LIKE HOUSING ON YEGGE SITE. PREFER COMMUNITY/URBAN GARDEN.
- HOW LONG WILL IT TAKE TO IMPLEMENT THE PLAN?
- HOW LONG WOULD IT TAKE TO GET PEDESTRIAN SIGNALIZATION AT 11TH AND ULMERTON?
- ULMERTON INTERSECTIONS - TOP PRIORITY
- HORSE CROSSING AT 102 AND ULMERTON
- COONY CAN TEST INDIVIDUAL WELLS.
[] IF ILL → SKETCH IDEA + SCAN/PHOTO → MASSING SKETCH
• → YEGGE SITE
• → DANVILLE PARK/BLK
• → LOCAL RETAIL.
[] OPEN SPACE / HYDROLOGY DIAGRAM.
[] JACOB TWEAKS.

06/10/15
- ENCOURAGE EDUCATION AND JOB TRAINING OPPORTUNITIES
- PROGRAM TO HELP WITH HOME IMPROVEMENTS HELP PEOPLE APPLY FOR GRANTS.
- MAINTENANCE PROGRAM
- CENTRAL PLACE TO DO SHOPPING (COMMUNITY OWNED!)
- MARTIN TERRACE STREET NETWORK ISSUE
- NEED TO IMPROVE CONNECTIVITY
- HOW DOES THIS EFFORT EFFECT THE COMMUNITY IF YOU ARE COUNTY OR CITY. (INFRASTRUCTURE & SERVICES)
- IF I am county now, I want to stay county
- BLOCK ROADS NOT GOOD
- WHY'S COMMUNITY ON ONE ELECTRIC GRID USED TO BE A SEPARATE GRIDS
- School SERVICE REMOVED FOR KINDERGARTENERS AND DAYCARE AT FUGITUM
- PEDESTRIAN CONNECTION TO WHITEBELL BACKLASH STAYS
- PLAYGROUNDS IN PARKLETS
- 119TH OVER PASS
- PUBLIC LIBRARY
- CORNER STORE
- VACANT HOMES ON 120TH TERRACE (Martin Terrace)
- DRUG DEALING ISSUE IN Martin Terrace
- CTST Meeting. Need volunteers at bus stops for safety.
- CREATE SMALL PARK IN MARTIN TERRACE W SITTING GREEN. PLAY AREA FOR SMALL CHILDREN
- SURVEILLANCE CAMERAS IN PARKS

- More sidewalks
- Currently developing GEA Business directory
- VA HOUSING OPPORTUNITIES
- Can vacant lots be used for vegetable gardens until the lots are ready for development? Farmers Market. Employment opportunities
- "one way in, one way out" created to stop drug trafficking. closed some of the streets.
- Talk to Tasker Deal
- Need to look out for one another.
- What happened to the plan for the Danville Lake (including fishing pier)
- What were the results of the water test in Danville? (TEAR LOT)
- Keep Danville lots Single Family Detached
- ... need to have sitting areas and walking paths around the Danville Pond.
- Pedestrian lights at 130th Ave and 121st street
- Need sidewalks and street lights in Danville
- No Oaks for street trees - they are too large. Use Crape Myrtle or Elm Trees
- What happened to beautification plans at closed roads?
- Homes were supposed to go in on Gordon. What happened?
- GRAYDI looking to expand. Prefer the Fire Dept. site.
- Potentially do Urban Farming on the Yegge Site.
- Neighborhood Signage (start with corners of 119th and Ulmerton) / Neighborhood gateway entrance.
- Opportunities for community support in other parts of the community. Additional facilities.
- Add sidewalks to both sides of 119th Street down to Walsingham.
- How do we communicate with others about working in the Vegetable Gardens
- Improve quality of the Mica Watershed area. Remove exotic plants
- Create "Friends of Taylor Park, Ridgecrest Park & Walsingham Park" to help keep the parks clean
- Make sure sidewalks are accessible
- NEED LAUNDRY MAT WITHIN THE COMMUNITY



GOALS

The revitalization vision for the Greater Ridgecrest Area are categorized into four core goals listed below. Each of these goals incorporate the larger objective to promote sustainability, safety and well-being of the community. These goals originate from the three broader platforms outlined in the ‘Spectrum’: Natural systems, People and Built Environment. Strategies to implement these goals and potential projects/ action items were developed through a series of meetings with the various county agencies and the GRA residents.

REVITALIZATION GOALS

- 1. ENHANCE CONNECTIVITY
- 2. PRESERVE/ ENHANCE NATURAL SYSTEMS
- 3. ENCOURAGE NEIGHBORHOOD SUPPORTIVE COMMERCIAL/ MIXED USE
- 4. BROWN FIELD AND INFILL REDEVELOPMENT



STRATEGIES

1. ENHANCE CONNECTIVITY



- Improve Intersections & streetscapes for pedestrian safety
- Provide bike lanes, striped shoulders, sharrows, and other biking accomodations
- Provide safe shaded paths with ample lighting
- Improve street connections (reduce dead-end streets and long blocks)
- Improve bus stops with shelters
- Add new streets to improve connectivity

2. PRESERVE/ ENHANCE NATURAL SYSTEMS



- Preserve and enhance stream valleys & regional water sheds
- Improve access to existing parks
- Provide new trail connections (to neighborhood amenities and Pinellas Trail)
- Provide new pocket parks/ parklets with "eyes on them"
- Create new park and connections around Dansville retention pond to transform it into a community asset, utilizing cost effective landscaping techniques

3. ENCOURAGE NEIGHBORHOOD SUPPORTIVE COMMERCIAL/ MIXED USE



- Create neighborhood supportive commercial opportunities along Wilcox/ 130th Avenue
- Create a Mixed-Use opportunity at Trotter parcel along 134th Avenue
- Create local job centers or incubators (example: local food co-op/ market)
- Explore future neighborhood supportive commercial opportunities near Ulmerton and 119th

4. BROWN FIELD AND INFILL REDEVELOPMENT



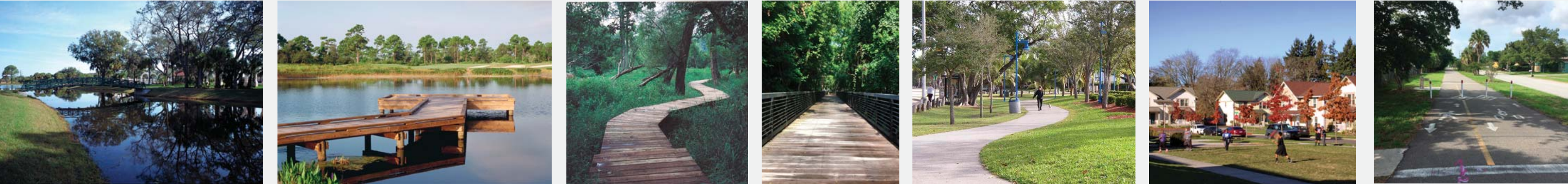
- Enhance neighborhood character and allow flexibility for an increase in housing opportunities
- Promote mixed tenure/ range of unit types
- Promote 'Smart Homes' model (manufactured housing)
- Create opportunities for recreation fields in brownfield sites
- Provide residential/ community supportive service infill
- Explore On-site Renewable energy (Solar Farming) and urban agriculture on raised planter beds
- Encourage tactical urbanism/ public art projects on existing vacant spaces to create new community amenities / open spaces

PRECEDENT STRATEGIES

1. ENHANCE CONNECTIVITY



2. PRESERVE/ ENHANCE NATURAL SYSTEMS



3. ENCOURAGE NEIGHBORHOOD SUPPORTIVE COMMERCIAL/ MIXED USE



4. BROWN FIELD AND INFILL REDEVELOPMENT



REVITALIZATION GOALS

PRIORITY PROJECTS/ ACTION ITEMS	COORDINATING ENTITY	RELATED GOALS
1. Improve Pedestrian call signalization @ 119th Avenue & Ulmerton	DOT, MPO	Enhance Connectivity
2. Trotter Parcel Evaluation	Pinellas County and property owner	Brown Field and Infill Redevelopment
3. Improve signage & neighborhood gateways	Local Artists	Enhance Connectivity
4. Dansville area infill lots RFP in fall 2015 (include design guidelines)	Pinellas County	Brown Field and Infill Redevelopment
5. Coordinate zoning for proposed uses along Wilcox	Pinellas County Planning Department	Encourage Neighborhood Supportive Commercial and Mixed Use
6. Tactical urbanism/ community public art	Greater Ridgecrest community	Brown Field and Infill Redevelopment
7. Evaluate feasibility of New Street connection into Martin Terrace subdivision (near Whitesell soft ball fields)	DOT/ Pinellas County Public Works Dept.Pinellas County Parks and Conservation Resources Dept.	Enhance Connectivity
8. Street trees and street lighting along principal streets through coordination with county and city street standards	Pinellas County Public Works Dept.	Enhance Connectivity
9. Signalization & intersection improvements @ 130th Avenue & Ulmerton	DOT, MPO	Enhance Connectivity
10. E-W Ridgecrest trail from 130th & Ulmerton to Pinellas Trail	MPO, Pinellas County Public Works Dept.	Enhance Connectivity
11. Development proposals for Trotter parcel	Property owner and Pinellas county	Brown Field and Infill Redevelopment
12. Evaluate feasibility of additional open/green space in residential neighborhoods and if operation and maintenance is available	Pinellas County Parks and Conservation Resources Dept.	Preserve/ Enhance Natural Systems
13. Evaluate long-term feasibility of relocating sport fields near YMCA to another site (example: Trotter Parcel, former State highway site)	Pinellas County Parks and Conservation Resources Dept.	Preserve/ Enhance Natural Systems
14. Evaluate the feasibility of expanding programming and recreational space for multiple community agencies and non- profits through co- location and space sharing	YMCA, GRAYDI, Boys and Girls Club	Brown Field and Infill Redevelopment

REVITALIZATION GOALS

1. ENHANCE CONNECTIVITY

The primary objective for enhancing connectivity in the GRA lies in improvements that promote safe pedestrian paths throughout the community. These improvements can come in the form of new streets, street trees, sidewalks, cross walks, lighting, and signage.

2. PRESERVE/ ENHANCE NATURAL SYSTEMS

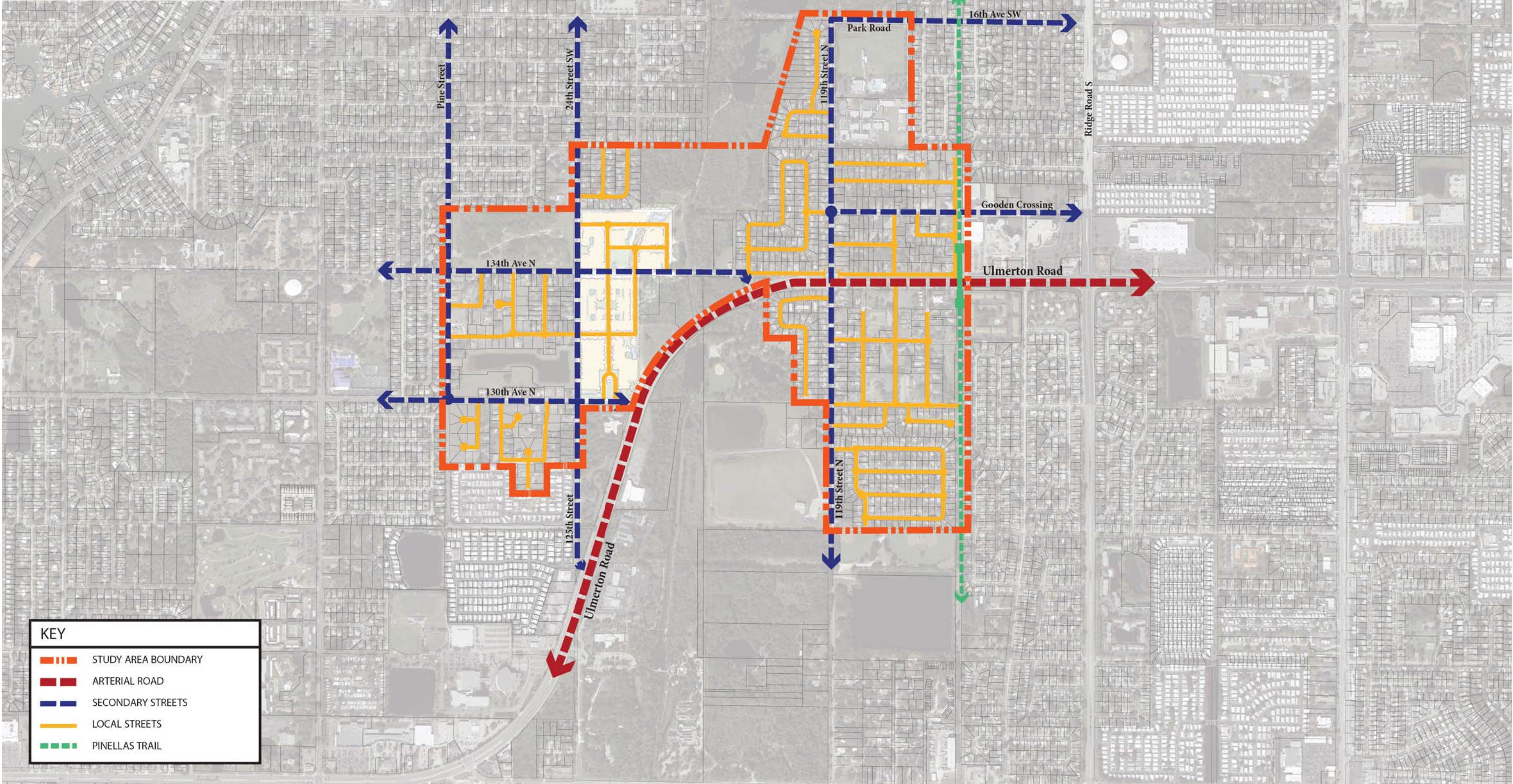
3. ENCOURAGE NEIGHBORHOOD SUPPORTIVE COMMERCIAL/ MIXED USE

4. BROWN FIELD AND INFILL REDEVELOPMENT

KEY ELEMENTS AND OPPORTUNITIES

Existing Street Framework

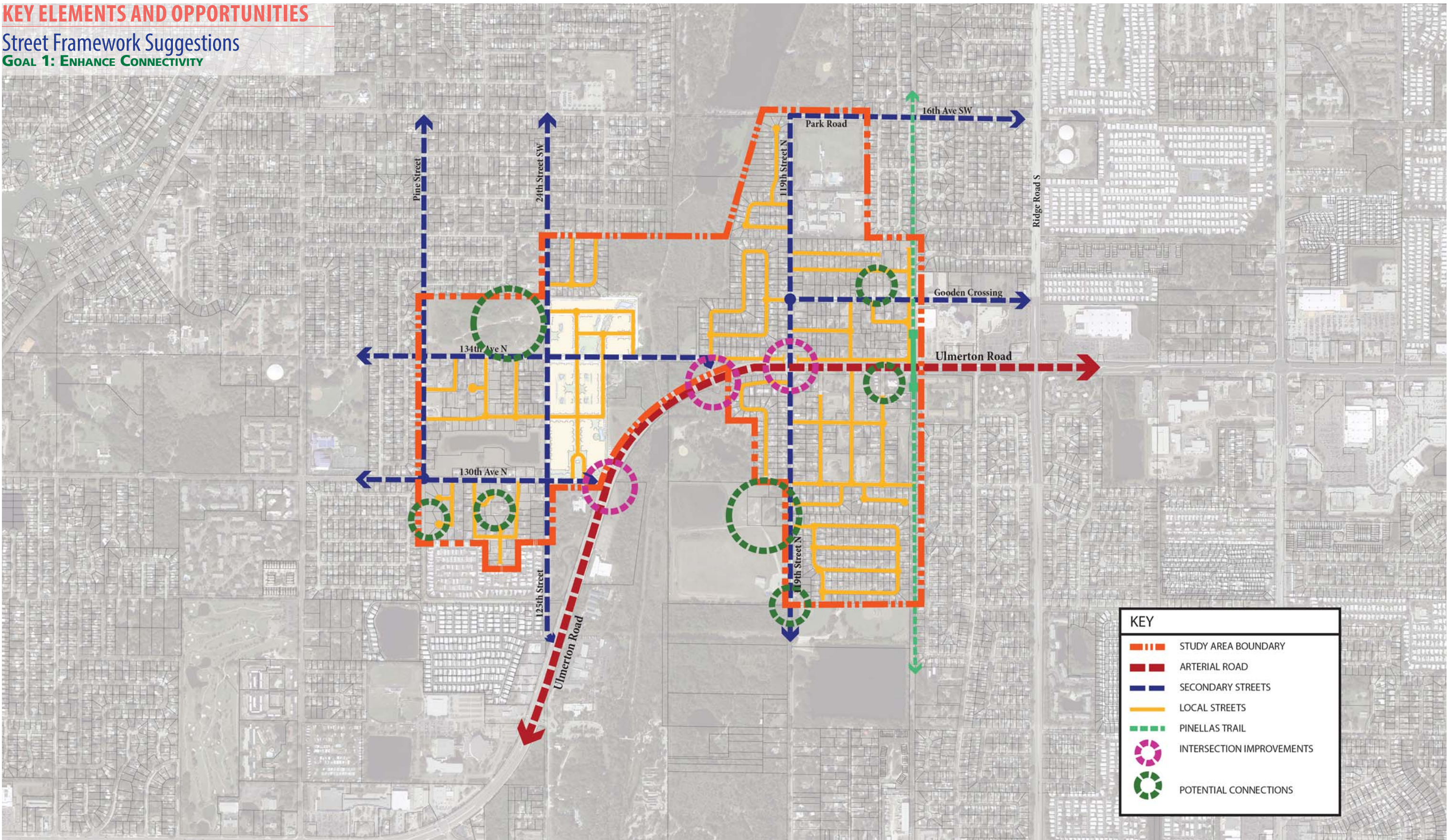
GOAL 1: ENHANCE CONNECTIVITY



KEY ELEMENTS AND OPPORTUNITIES

Street Framework Suggestions

GOAL 1: ENHANCE CONNECTIVITY

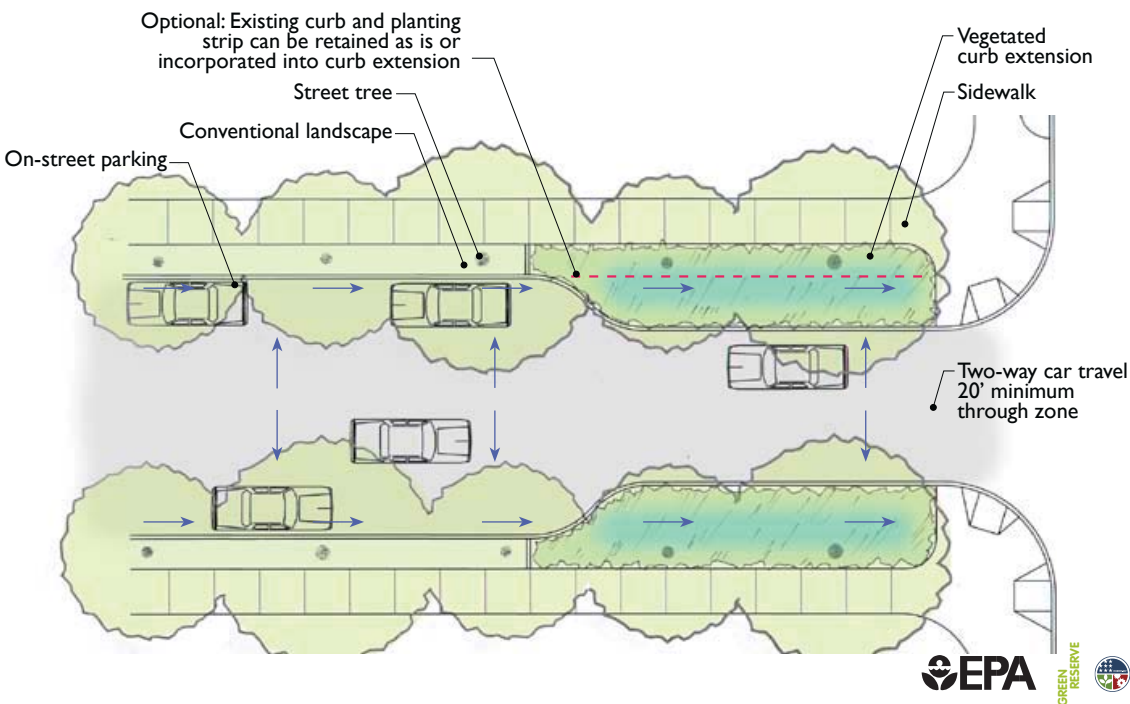


PRECEDENTS: STREETS **Residential Green Streets (EPA)**

Example Stormwater Curb Extensions

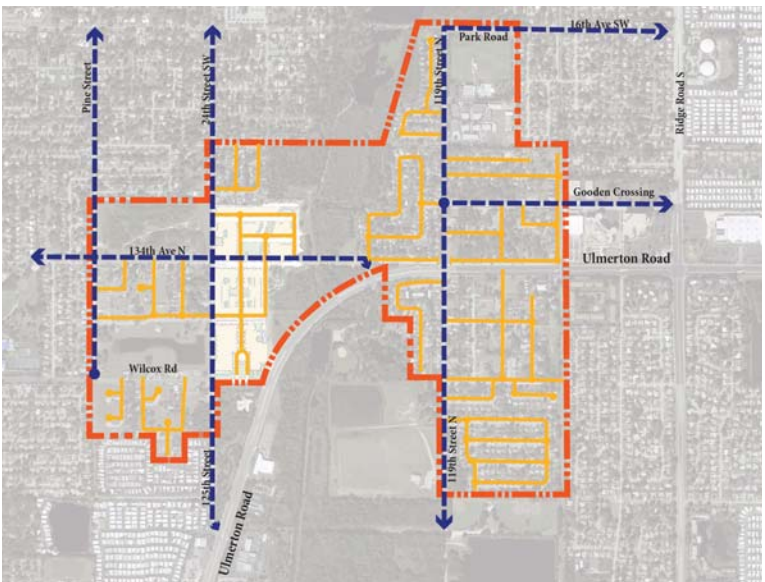
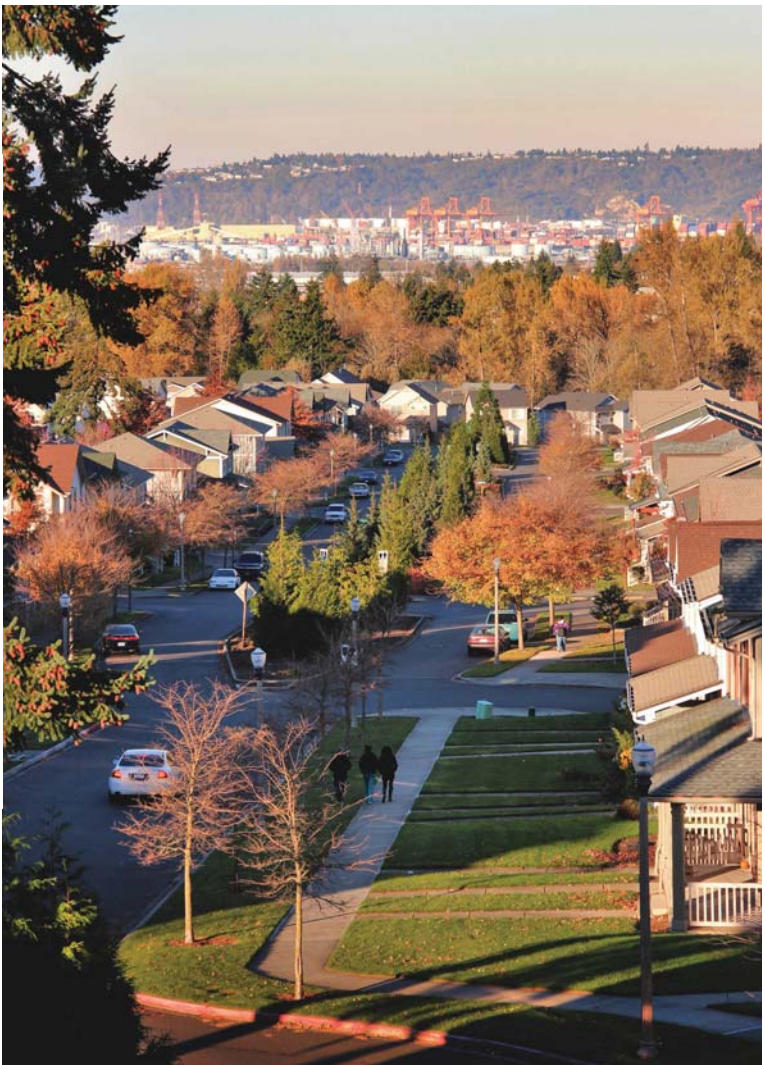
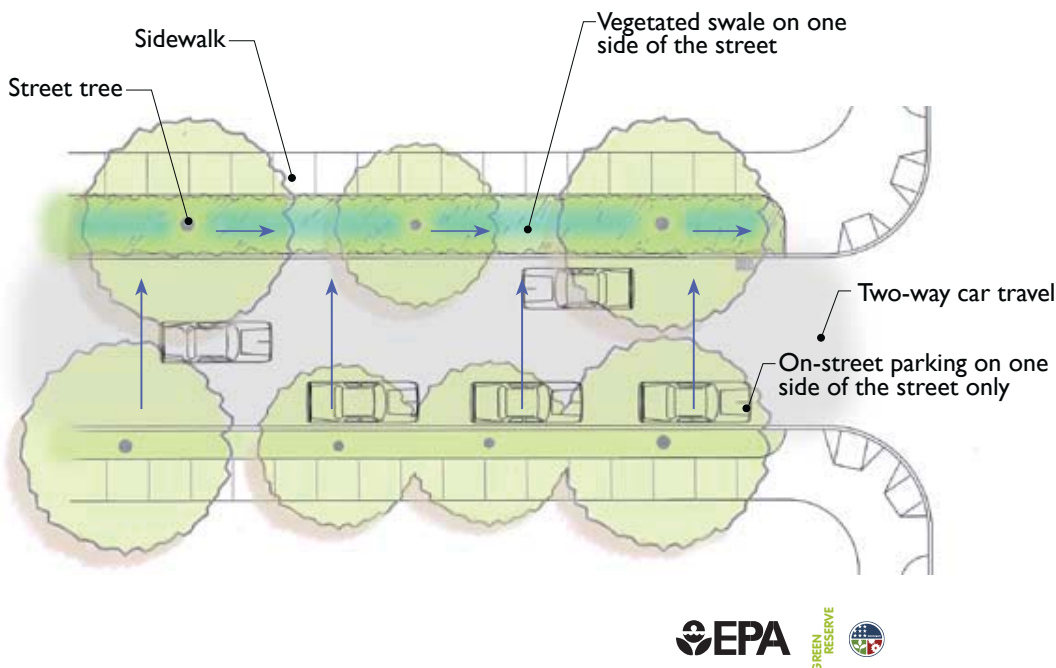
Conventional curb extensions (also known as curb bulb outs, chokers, or chicanes) have been used for decades to enhance pedestrian safety and help in traffic calming.

A stormwater curb extension simply incorporates a rain garden into which runoff flows.



Example Vegetated Swales

Swales are long shallow vegetated depressions, with a slight longitudinal slope. As water flows through the swale, it is slowed by the interaction with plants and soil, allowing sediments and pollutants to settle out. Water soaks into the soil and is taken up by the plants, and may infiltrate further into the ground if the soil is well-drained.



Key Plan

Rain gardens are beautiful landscape features that naturally filter runoff and require less maintenance than turf grass.

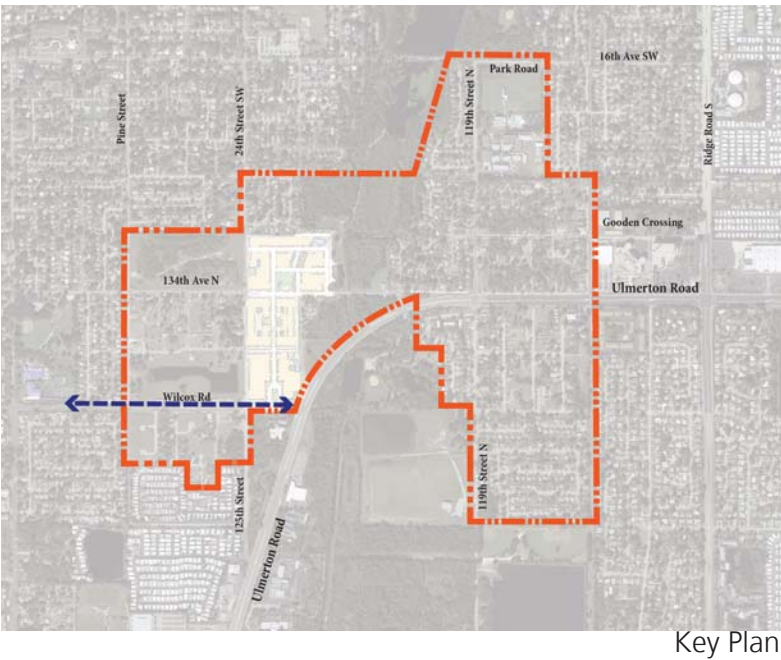
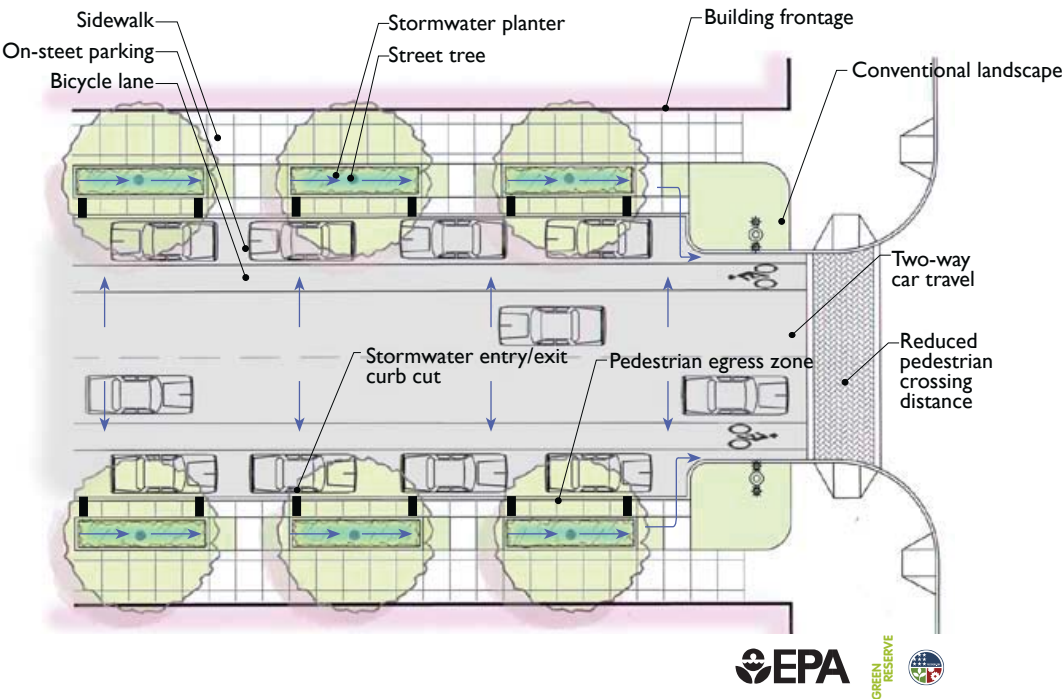
PRECEDENTS: STREETS

Commercial Green Streets (EPA)

Example Stormwater Planters

Planters are long, narrow landscaped areas with vertical walls and flat bottoms, typically open to the underlying soil. They allow for more storage volume than a swale in less space.

Water flows into the planter, absorbs into the plants and topsoil, fills to a predetermined level, and then, if necessary, overflows into a storm sewer system. If desired, planters can accommodate street trees.



A community's identity is often most evident on its commercial streets. Green Street techniques not only achieve environmental goals but can greatly improve the look and feel of a community.

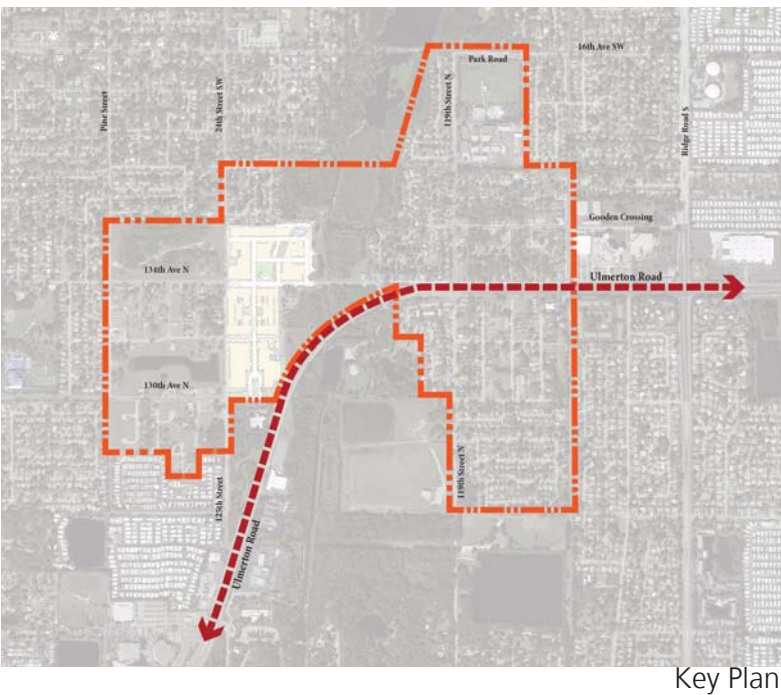
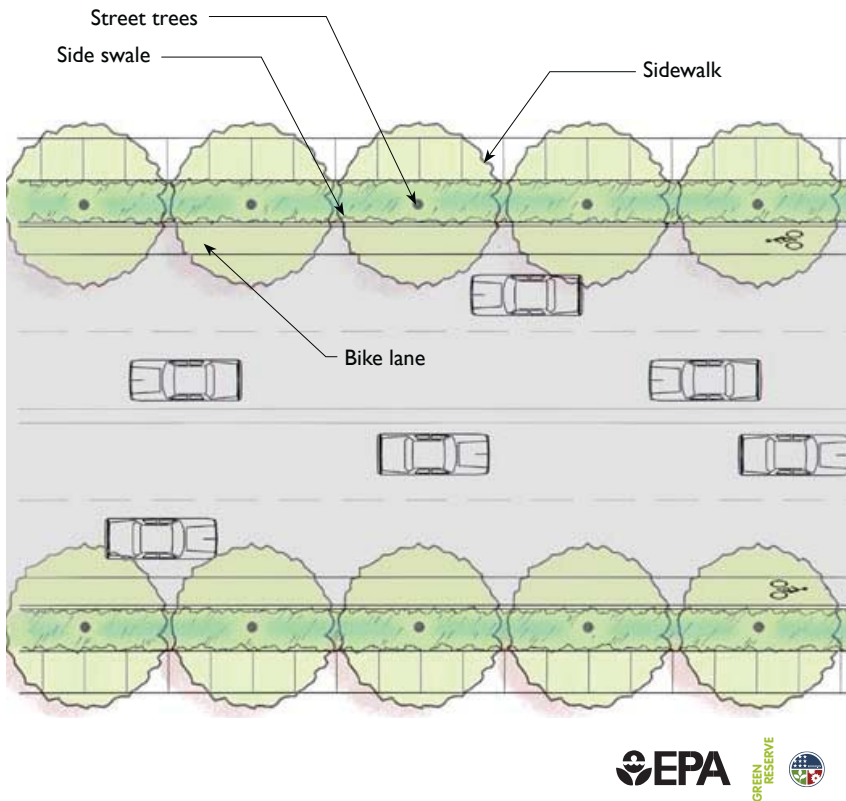


Arterial Green Streets

Example Vegetated Swales

Like residential streets, arterial roadways are good street types for swales because they have long, linear stretches of uninterrupted space that can be used to manage stormwater.

Some arterials may not have landscape space in place but do have travel lanes or paved shoulders that can be narrowed to create space for swales.



Busy arterials need not only be a conduit for traffic. They have the potential to be attractive, green boulevards that reduce runoff and reinforce a community's identity.



REVITALIZATION GOALS

1. ENHANCE CONNECTIVITY

2. PRESERVE/ ENHANCE NATURAL SYSTEMS

This goal would involve treating the McKay Creek Greenway as a uniting public amenity rather than a divider between the neighborhoods, as well as introducing pocket parks, and adding trail connections to neighborhood amenities and to the Fred Marquis Pinellas Trail.

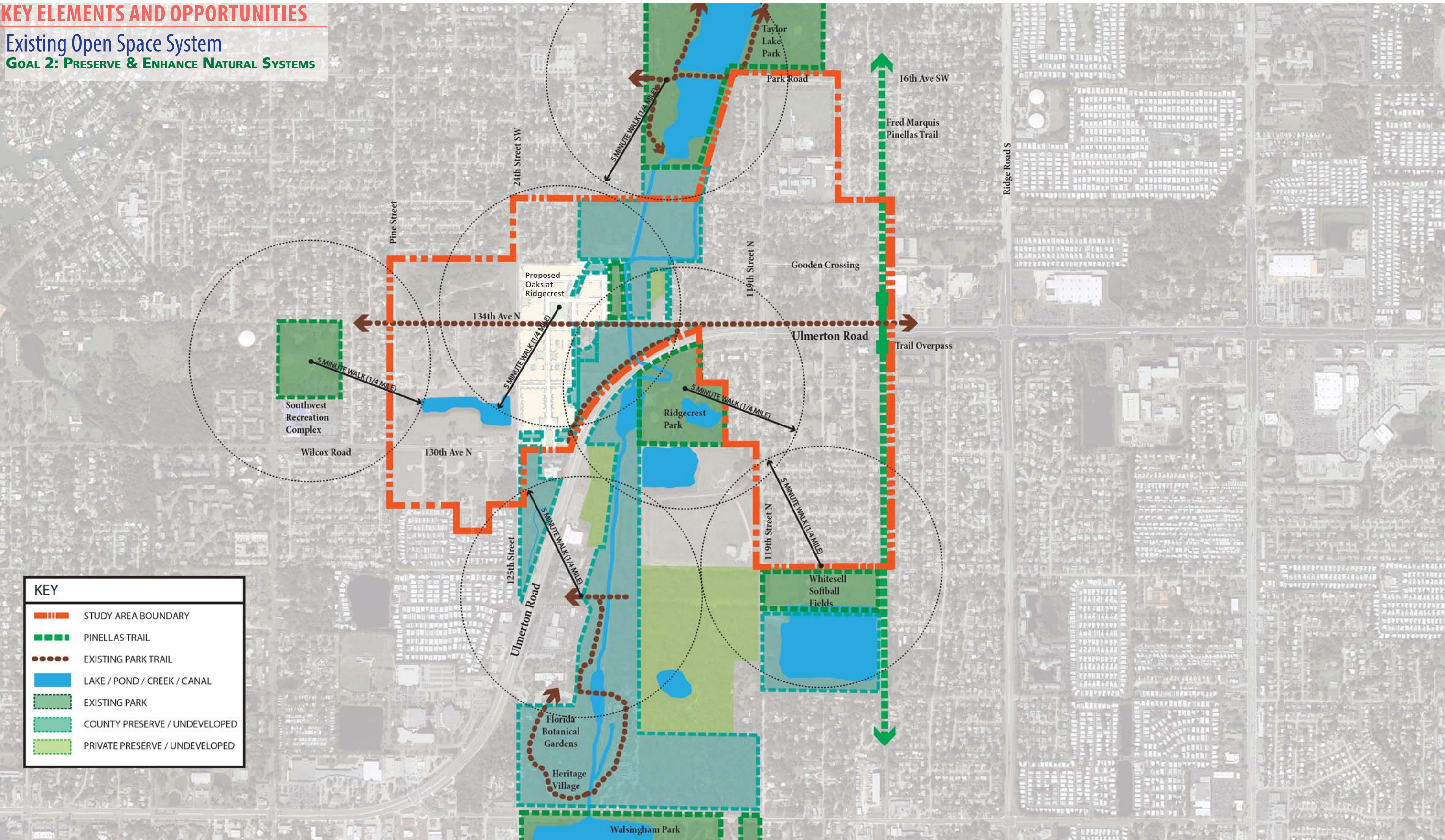
3. ENCOURAGE NEIGHBORHOOD SUPPORTIVE COMMERCIAL/ MIXED USE

4. BROWN FIELD AND INFILL REDEVELOPMENT

KEY ELEMENTS AND OPPORTUNITIES

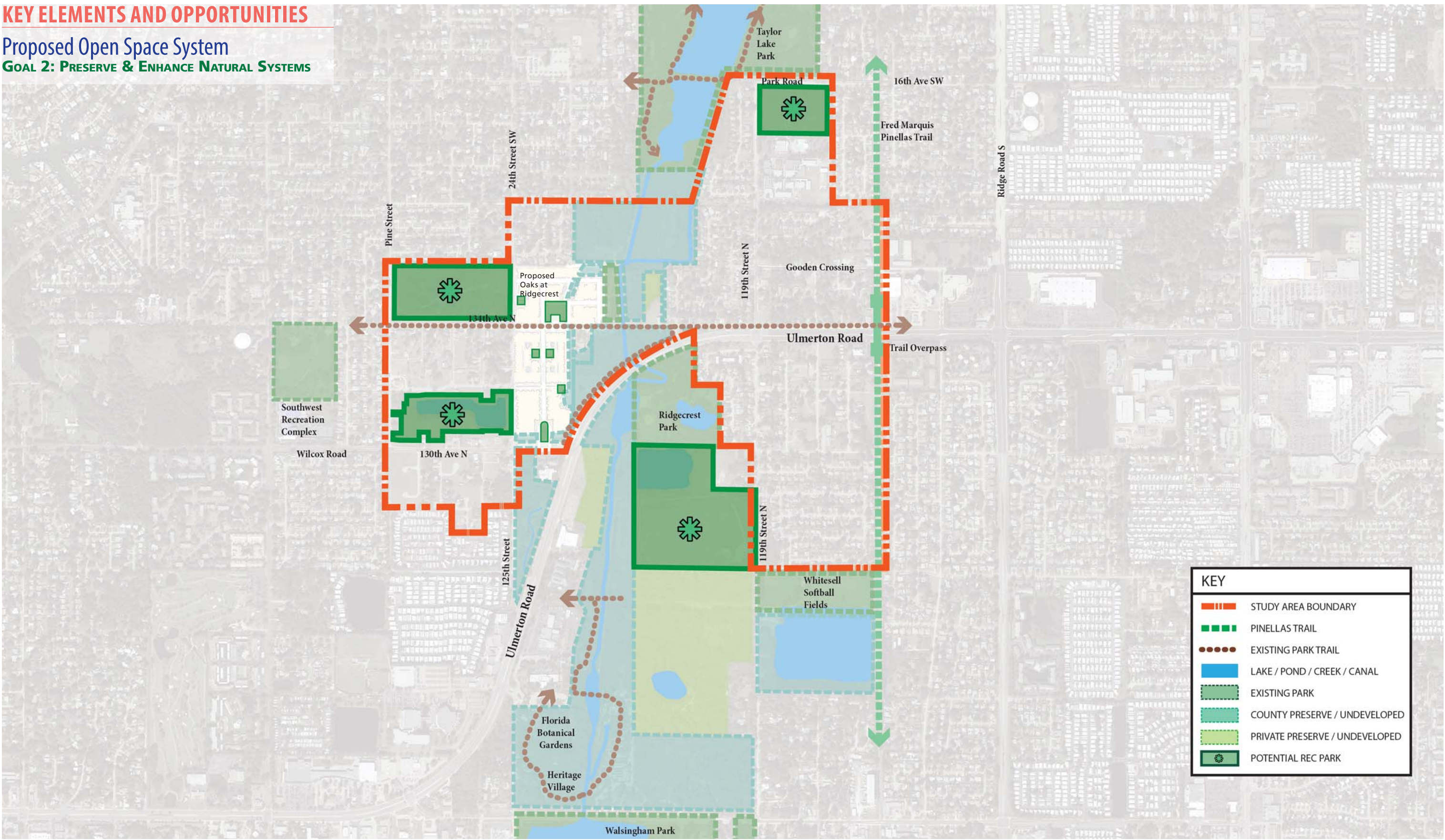
Existing Open Space System

GOAL 2: PRESERVE & ENHANCE NATURAL SYSTEMS



KEY ELEMENTS AND OPPORTUNITIES

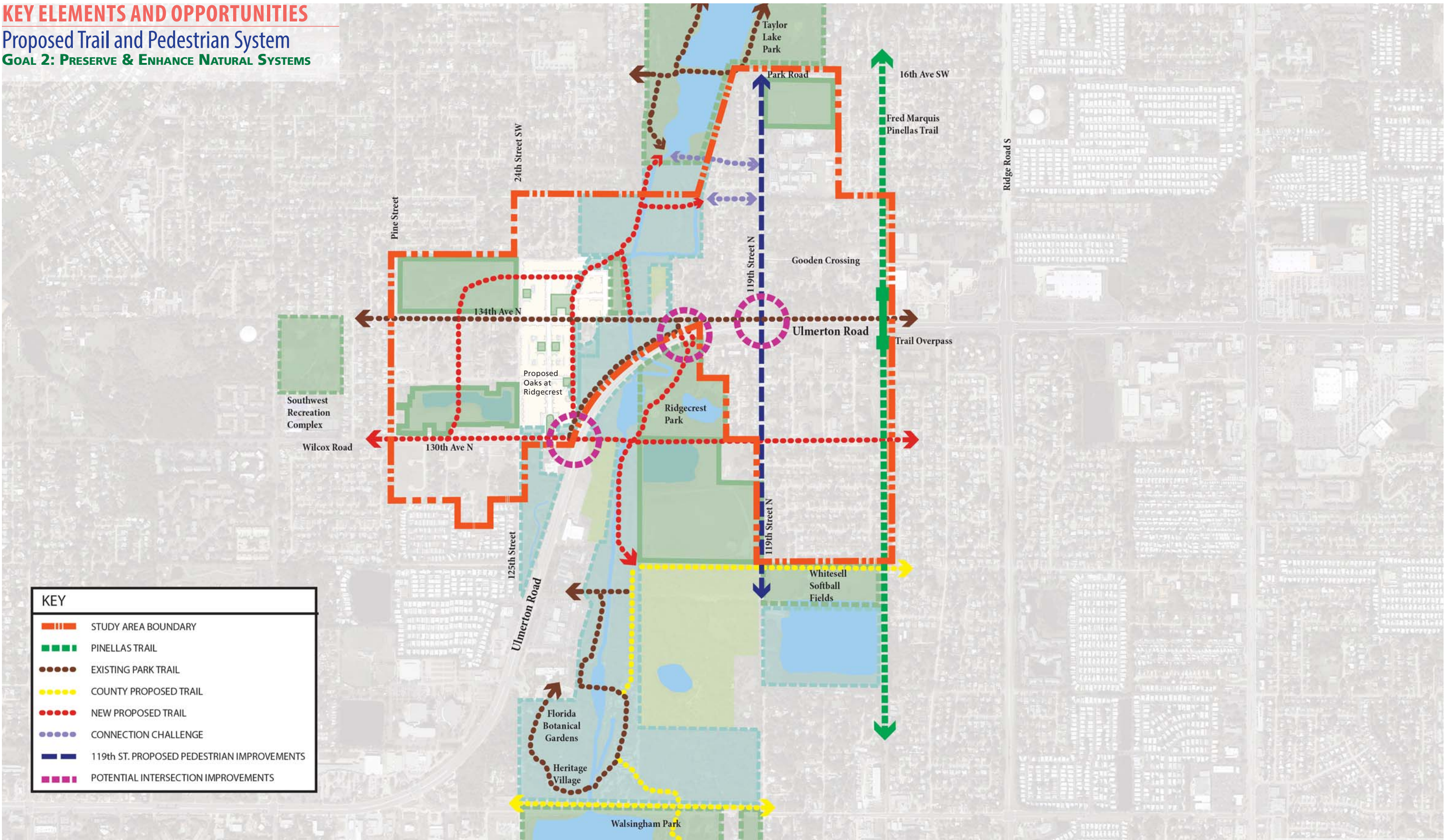
Proposed Open Space System
GOAL 2: PRESERVE & ENHANCE NATURAL SYSTEMS



KEY ELEMENTS AND OPPORTUNITIES

Proposed Trail and Pedestrian System

GOAL 2: PRESERVE & ENHANCE NATURAL SYSTEMS



PRECEDENTS: PUBLIC OPEN SPACE



Neighborhood Pocket Park, Salishan, WA



Recreational Field



Trails



Community Garden, Salishan, WA



Splash Park



Farmer's Market



Recreational Field



Plaza



PRECEDENTS: LANDSCAPE FEATURES AND STREET FURNITURE



TRAIL LANDSCAPING



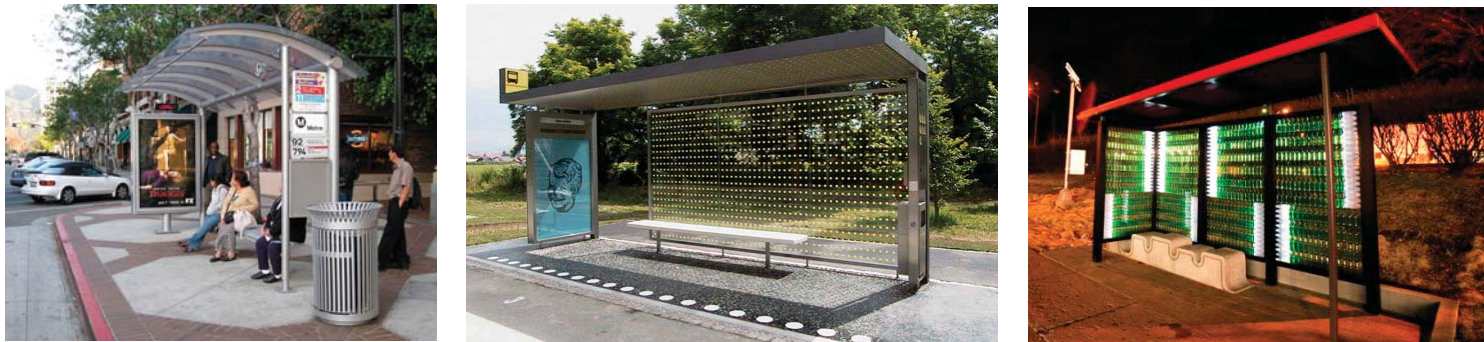
BIKING



CROSSWALKS



PAVILIONS



BUS SHELTERS



NATIVE VEGETATION



SIGNAGE & ENTRY WAYS



STREET FURNITURE/ LIGHTING

REVITALIZATION GOALS

1. ENHANCE CONNECTIVITY

2. PRESERVE/ ENHANCE NATURAL SYSTEMS

3. ENCOURAGE NEIGHBORHOOD SUPPORTIVE COMMERCIAL AND MIXED USE

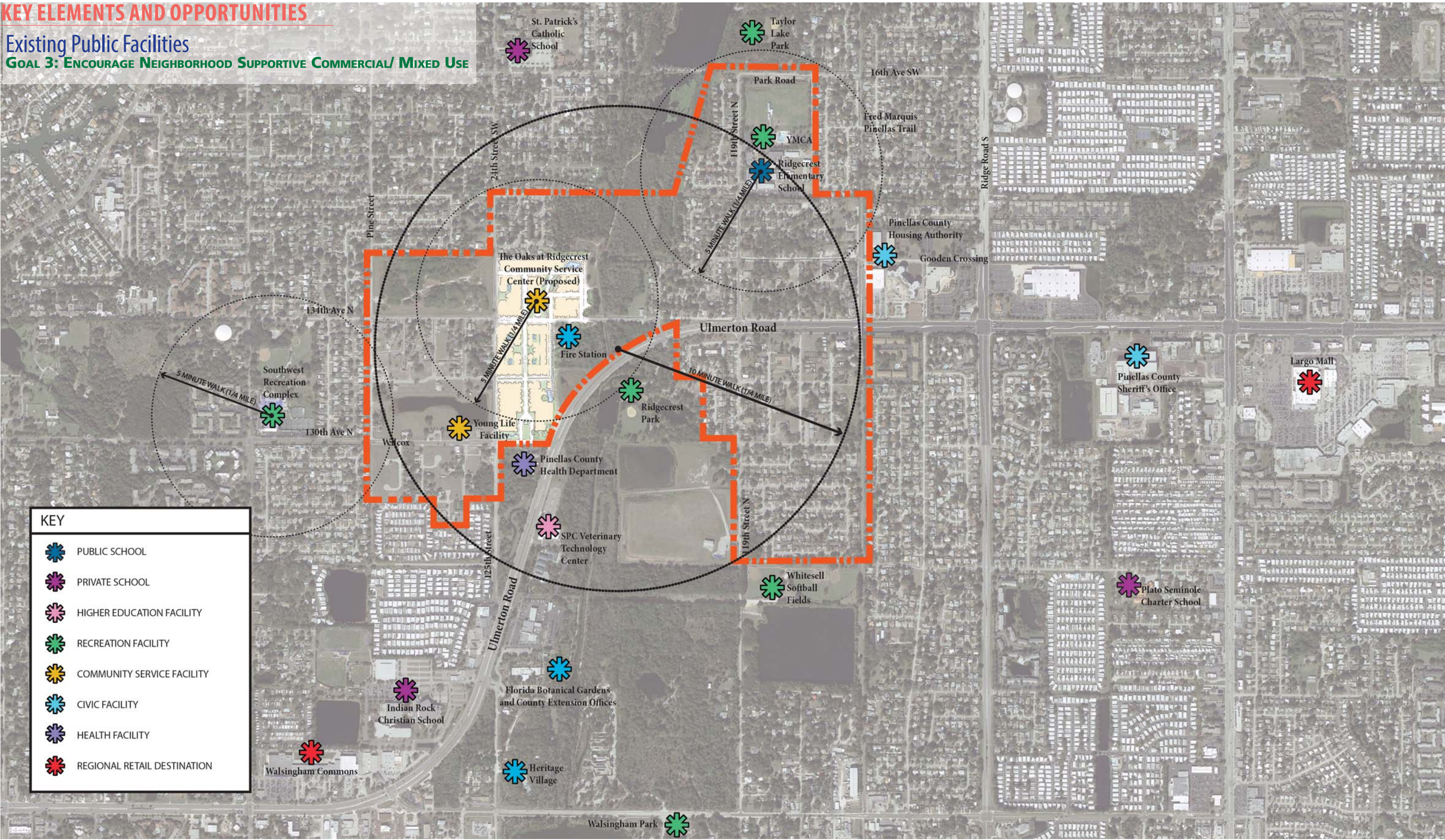
Encouraging walkable neighborhood supportive commercial and services for the residents of Greater Ridgecrest would enhance their day-to-day lives and serve as a great way to create incubators and local job opportunities.

4. BROWN FIELD AND INFILL REDEVELOPMENT

KEY ELEMENTS AND OPPORTUNITIES

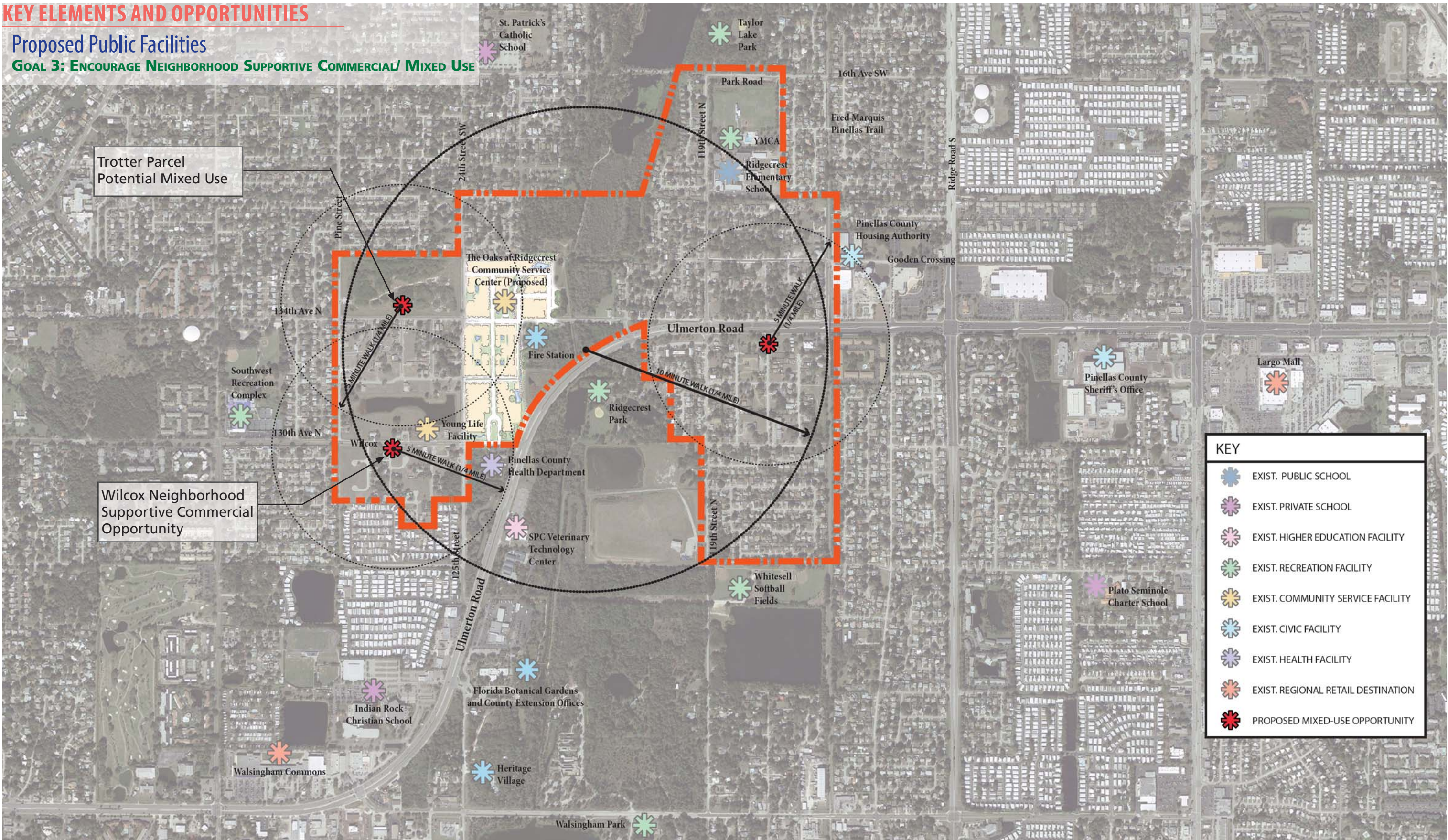
Existing Public Facilities

GOAL 3: ENCOURAGE NEIGHBORHOOD SUPPORTIVE COMMERCIAL/ MIXED USE



KEY ELEMENTS AND OPPORTUNITIES

Proposed Public Facilities
GOAL 3: ENCOURAGE NEIGHBORHOOD SUPPORTIVE COMMERCIAL/ MIXED USE



PRECEDENTS: NEIGHBORHOOD SUPPORTIVE COMMERCIAL/ MIXED USE

GOAL 3: ENCOURAGE LOCAL RETAIL/ MIXED USE



Neighborhood Supportive Commercial Street



Retail Court / Via



Corner Store



Corner Store



Flex Building at Baldwin Park, Florida



Flex Building



Mixed Use Corner

* Flex Buildings allow for first floor residential use to transform to future Neighborhood Supportive Commerical

REVITALIZATION GOALS

1. ENHANCE CONNECTIVITY

2. PRESERVE/ ENHANCE NATURAL SYSTEMS

3. ENCOURAGE NEIGHBORHOOD SUPPORTIVE COMMERCIAL/ MIXED USE

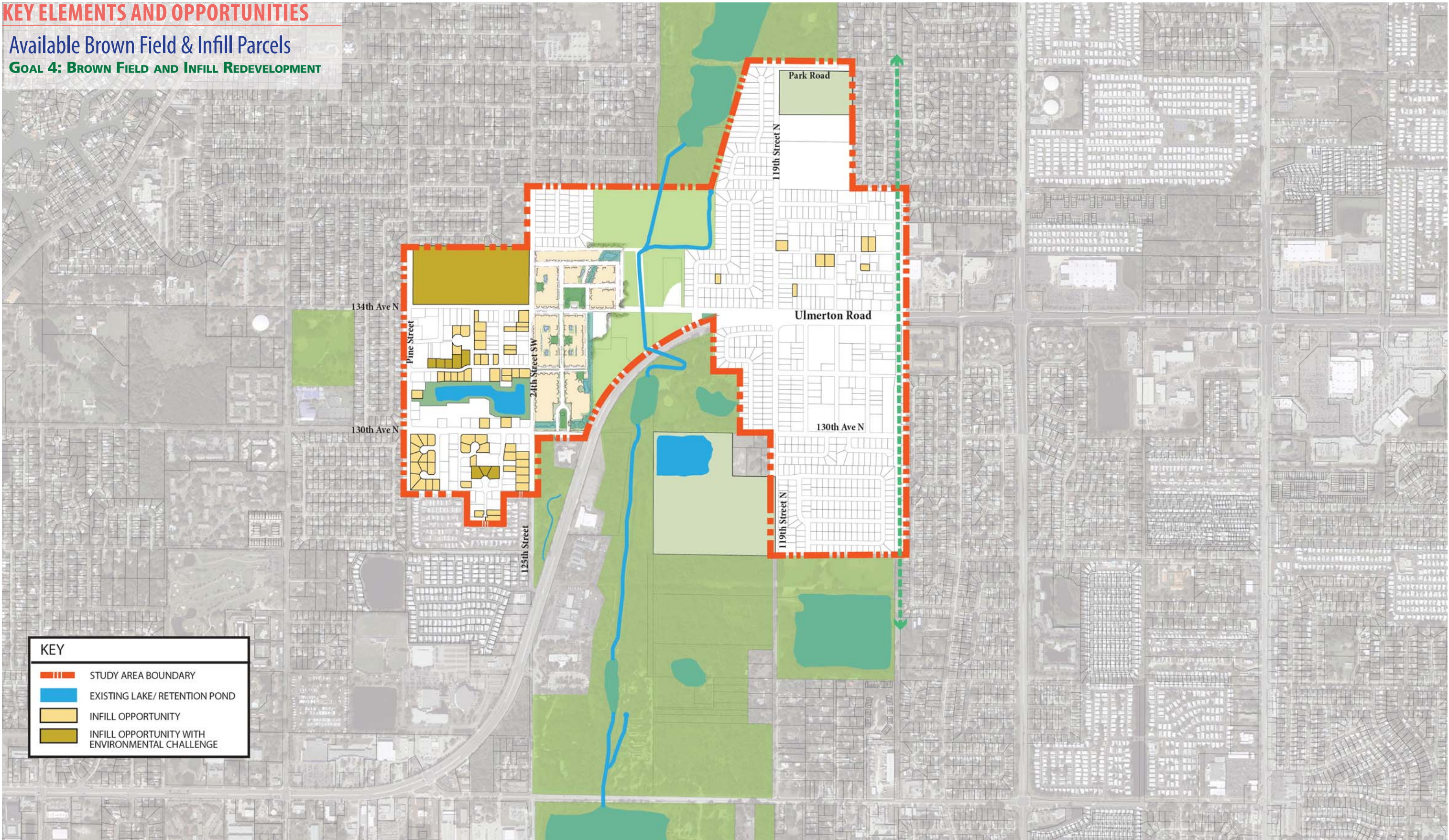
4. BROWN FIELD AND INFILL REDEVELOPMENT

Vacant County-owned parcels and environmentally-challenged sites at Greater Ridgecrest could be creatively planned to restore and enhance street connectivity, provide outdoor recreation, promote a mix of uses and mixed tenure housing. Adopting Crime Prevention through Environmental Design (CPTED) principles for the conception of these lots will improve the safety and well-being of the community.



KEY ELEMENTS AND OPPORTUNITIES

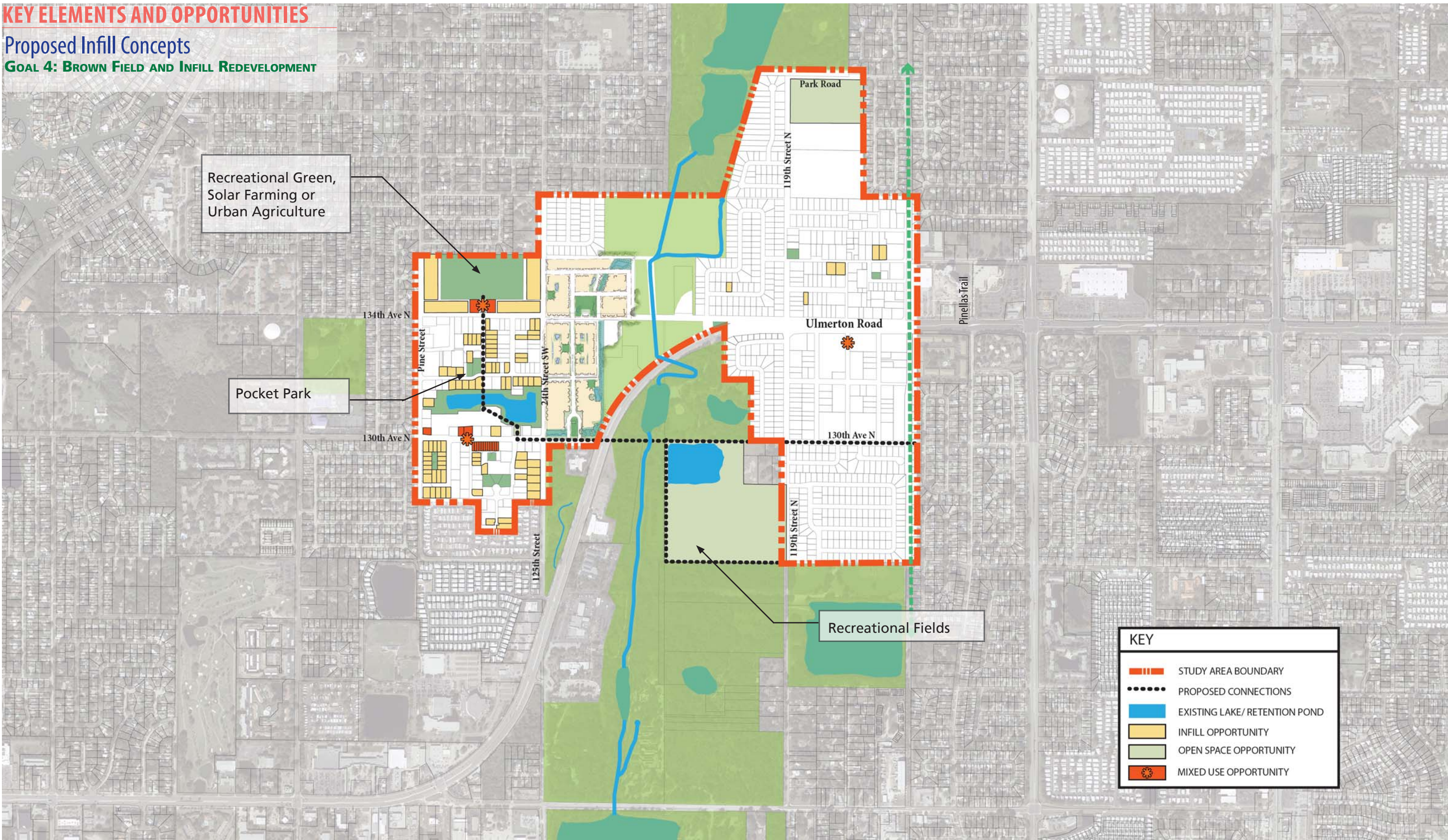
Available Brown Field & Infill Parcels
GOAL 4: BROWN FIELD AND INFILL REDEVELOPMENT



KEY	
	STUDY AREA BOUNDARY
	EXISTING LAKE/ RETENTION POND
	INFILL OPPORTUNITY
	INFILL OPPORTUNITY WITH ENVIRONMENTAL CHALLENGE

KEY ELEMENTS AND OPPORTUNITIES

Proposed Infill Concepts
GOAL 4: BROWN FIELD AND INFILL REDEVELOPMENT



PRECEDENTS: ARCHITECTURE



Celebration, Florida



Flex Building at Baldwin Park, Florida



Baldwin Park, Florida

Architectural Character

We looked for precedents in several neighborhoods in the Tampa Bay area including Hyde Park in Tampa and the Historic Northeast neighborhood in Saint Petersburg. We found a rich mix of architectural styles including Victorian, Neo-Classical, Spanish Colonial and Craftsman. These desirable neighborhoods are characterized by beautiful streetscapes with mature street trees and on-street parallel parking.

Our streetscape study shows a similar mix of styles layered on the mix of different housing types and scales. While there will be variety, the ensemble will be consistent in style, and will provide an individual sense of identity to each of the residents living in the neighborhood.

Future neighborhood commercial opportunities, serving more rooftops, could be accommodated using the "flex" building type. The first floor of these buildings can be leased as residential flats that can later be replaced with commercial use in the same floor area.



Proposed Steetscape at 'The Oaks at Ridgecrest'



West Lawn, Wisconsin



Horizon Village, South Carolina

PRECEDENTS: ARCHITECTURE



PRECEDENTS: TACTICAL URBANISM

Public Art & Community Activity

The County owned vacant parcels and other underutilized public land present a great opportunity for local residents and business owners to promote community activity. This is popularly known as 'Tactical Urbanism' where the community can get engaged in activities to exercise their creativity and add an identity to those areas at the same time. In the post recession economic climate, towns and cities have embraced this notion to encourage outdoor recreation and mixed of uses at a very low cost. The strong sense of community at Greater Ridgecrest is a perfect fit for initiating this notion here right away.



Flexible out-door recreation spaces



Community Painting: Piano Crosswalk



Vancouver, BC's "Parallel Park."
Credit: Facebook user Parallel Park



An intersection repair project in Los Angeles, CA.
Credit: Los Angeles Eco-Village Blog



Interactive Art



Food carts line the central square in Seaside, FL.
Credit: Mike Lydon



BBQ at Ulmerton and 117th Street



Intersection repair is a placemaking and community building tactic.
Credit: Flickr user Sara Dent



"Reef Bench" Industrial Gallery
Washington, DC



Tactical Urbanism Images Courtesy of Tactical Urbanism 2

"The lack of resources is no longer an excuse not to act. The idea that action should only be taken after all the answers and the resources have been found is a sure recipe for paralysis. The planning of a city is a process that allows for corrections; it is supremely arrogant to believe that planning can be done only after every possible variable has been controlled."

- Jaime Lerner
Architect, urbanist, former mayor of Curitiba, Brazil

MASTERPLAN VISION

REVITALIZATION VISION/ MASTER PLAN

The revitalization vision for the GRA is derived from the community's input about their wants and needs. Each of the four revitalization goals were discussed at length and several ideas (from large scale to small scale) were proposed by the design team in conjunction with the community. Below are some of these proposals, outlined under each goal incorporated into the master plan vision.

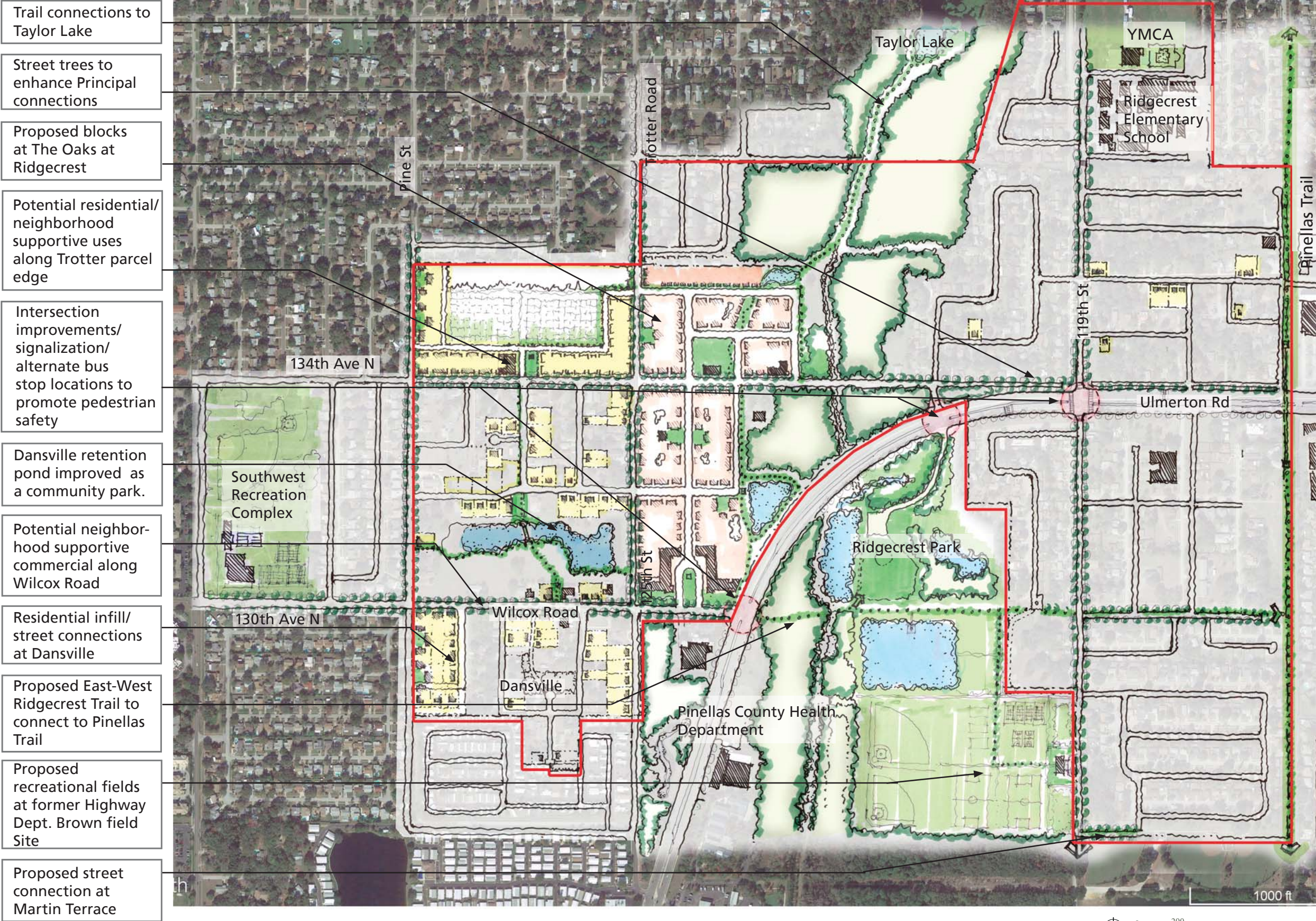
Goal 1: Enhance Connectivity:

Primarily the goal for enhancing connectivity in the GRA lies in promoting safe east- west pedestrian connections throughout the community that are currently separated by Ulmerton Road. A road that cuts across carries high speed traffic. Signalization and intersection improvements at 119th Street and Ulmerton Road, 130th and Ulmerton Road and 134th and Ulmerton Road will be a key to facilitating these safe East-West pedestrian connections. Consider alternate bus stop locations to promote pedestrian safety. Improvements will require coordination with the Florida Department of Transportation. Utilizing vacant lots in the Dansville neighborhood to introduce street connections in blocks with dead end streets will promote safety and walkability. The Design Team also explored opportunities to provide an additional street connection in the Martin Terrace neighborhood. Future development guidelines should prohibit dead end streets and encourage roadway connections. Incorporating On-street parking, bike lanes, street lighting, and street trees will help enhance the character, appeal and functionality of these streets both for the pedestrians and vehicles. Street character enhancement should address exterior maintenance and storage. Signage

Existing Aerial Photo of Greater Ridgecrest Area



Greater Ridgecrest Masterplan



and neighborhood gateways are suggested as a means of strengthening the way-finding system and echoing the community's pride and identity.

Goal 2: Preserve/ Enhance Natural Systems:

Greater Ridgecrest is bisected by the McKay Creek Greenway, running from Taylor Lake to the Walsingham reservoir. It also enjoys the presence of the Fred Marquis Pinellas Trail at its eastern edge that is rather disconnected from the western portions of the community. The proposed trail along 130th street extending eastwards will enhance the connection to the Fred Marquis Pinellas Trail. Adding other trails at strategic locations and along the greenway would link the residential neighborhoods to existing amenities such as the YMCA and Ridgecrest Park. Once the plan is adopted, PCPD should request and amendment to the MPO's Trailways plan to add the various trails. The Dansville retention pond (Mill pond) is proposed to be enhanced to create a community amenity that will include pedestrian bridges, pavilions, trails, an amphitheater, fountain, event lawn and a plaza between Young Life center and the church. A few pocket parks at proposed locations in the residential neighborhood will benefit the families with walkable outdoor spaces to suit all ages. These kinds of spaces could include fountains, benches, pavilions etc.

Goal 3: Encourage Neighborhood Supportive Commercial & Mixed Use:

The GRA currently lacks safe local retail opportunities that are easily walkable from the homes where residents can go to buy a gallon of milk or loaf of bread without getting in their cars. Wilcox Street (130th Avenue) has the potential to become a neighborhood supportive commercial/ mixed use street to house such uses along with the already existing retail and neighborhood supportive uses there. A community garden and a food cooperative at the corner of 130th Avenue and Pine Street presents a great incubator type of opportunity. Incubating new businesses and nurturing existing ones encourages growth of local jobs and skill sets within the community. A Ridgecrest Public library was proposed at 134th Avenue near Oak Street will be a great resource for the entire community. Also a neighborhood scaled commercial opportunity is identified along Ulmerton Road and 119th Street that can enjoy prime visibility from this heavily traveled road.

Goal 4: Brownfield/ In-fill Redevelopment:

Within the Greater Ridgecrest boundary, there are several parcels of land that are brownfield sites (environmentally challenged). In addition to these lots, Pinellas county also has control of several developable, vacant lots. A majority of these are located in the Dansville area. The proposed vision takes advantage of the infill lots to create new street connections (replacing dead-end streets), promote mixed tenure housing and add neighborhood supportive services.

The new in-fill housing along **Oak Street** will help enhance the connection from 134th Avenue to 130th Avenue via the newly improved Dansville pond. These homes will front on to public streets and have covered entries with porches or stoops. Parking shall be located at the rear of the lot accessed via driveways or private lanes. Units will also have a back door to exit on to a private patio and a rear yard. This configuration will distinguish the public and the private realm and make lively streetscapes.

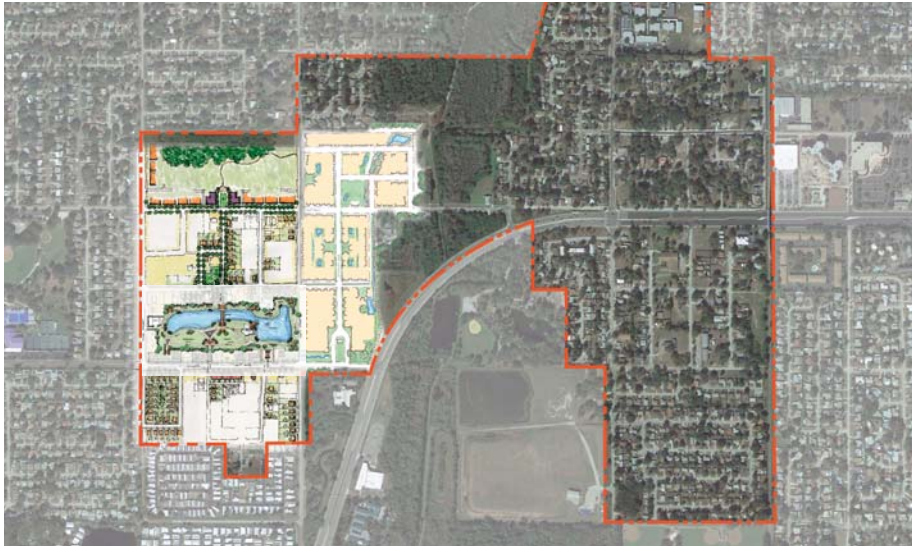
‘Tactical urbanism’ is an innovative methodology used where local residents get involved in reclaiming underutilized public land to promote public activities and could be used without incurring large capital expenditure. These activities could include creating parklets with seating, painting paved areas/ cross walks, creating public art, housing food carts/ barbecue square etc.

The **Trotter parcel** is proposed to be developed along it's street edges, provided it is in conformance with the environmental safety standards. The rest of this parcel could be utilized for solar farming, urban agriculture on raised planters and outdoor recreation.

The open play fields, currently located north of the Y.M.C.A building, are proposed to be relocated to the **former State Highway parcel** along 119th Street utilizing that land for recreation. This will free up more space for the Y.M.C.A to expand as a larger recreation center.



2. Enlarged Park Plan



Key Plan



Existing Conditions

Existing Birds-Eye View of Dansville

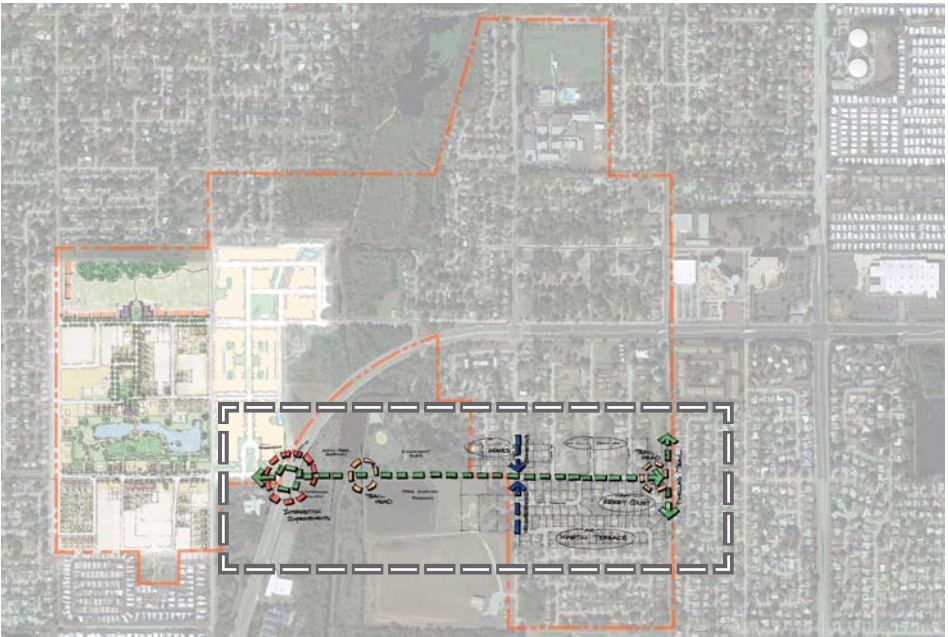


Proposed Birds-Eye View of Dansville



Ridgecrest East-West Connections

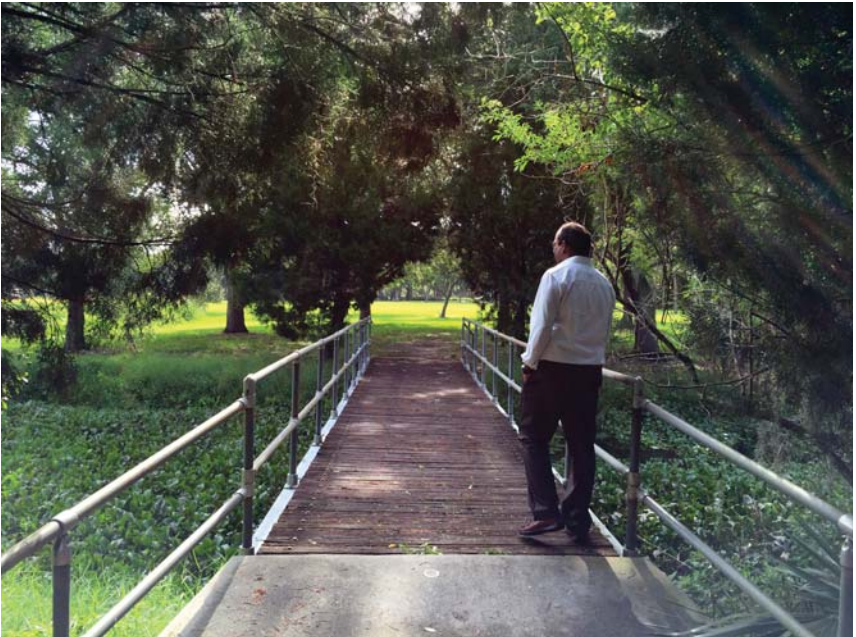
WILCOX & 130TH AVE. PEDESTRIAN TRAIL TO NEIGHBORHOODS



Key Plan



Existing Intersection at Ulmerton Rd and 130TH Ave.

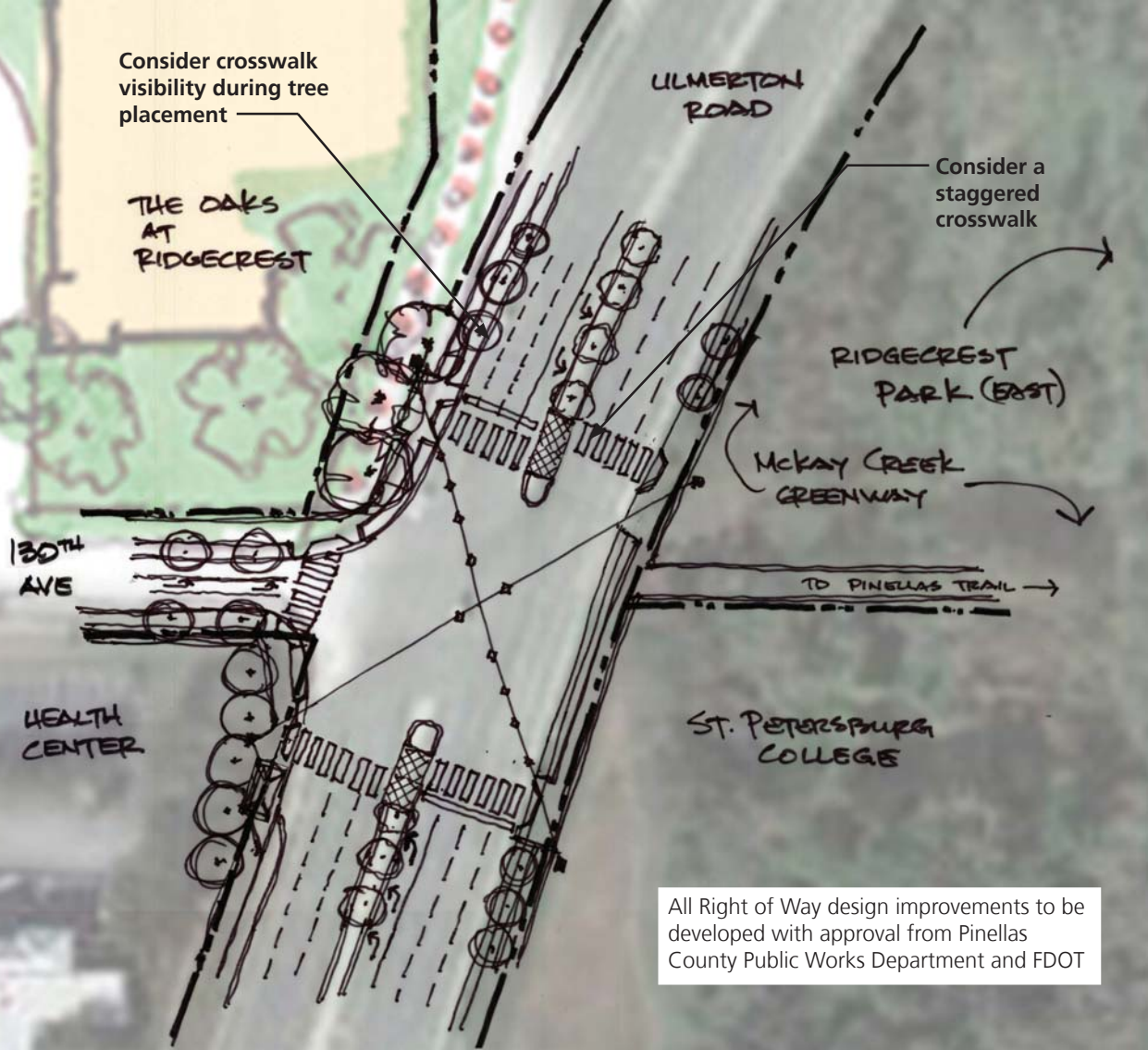


Existing Footbridge through Ridgecrest Park



Pinellas Trail

Arterial Road Intersection Improvements

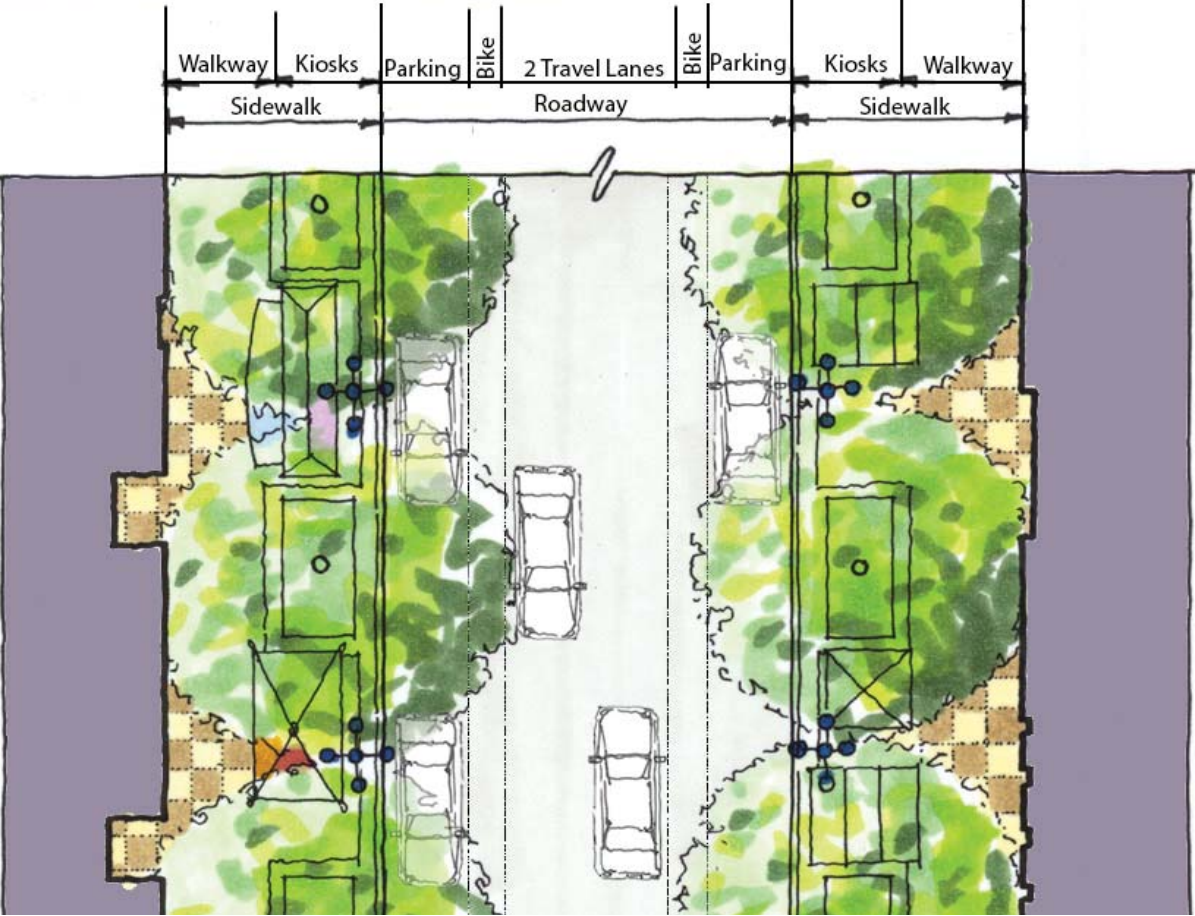


Intersection Improvements at Ulmerton Rd. and 130th Ave.



Ulmerton Road - Proposed Improvements

Commercial Street Improvements

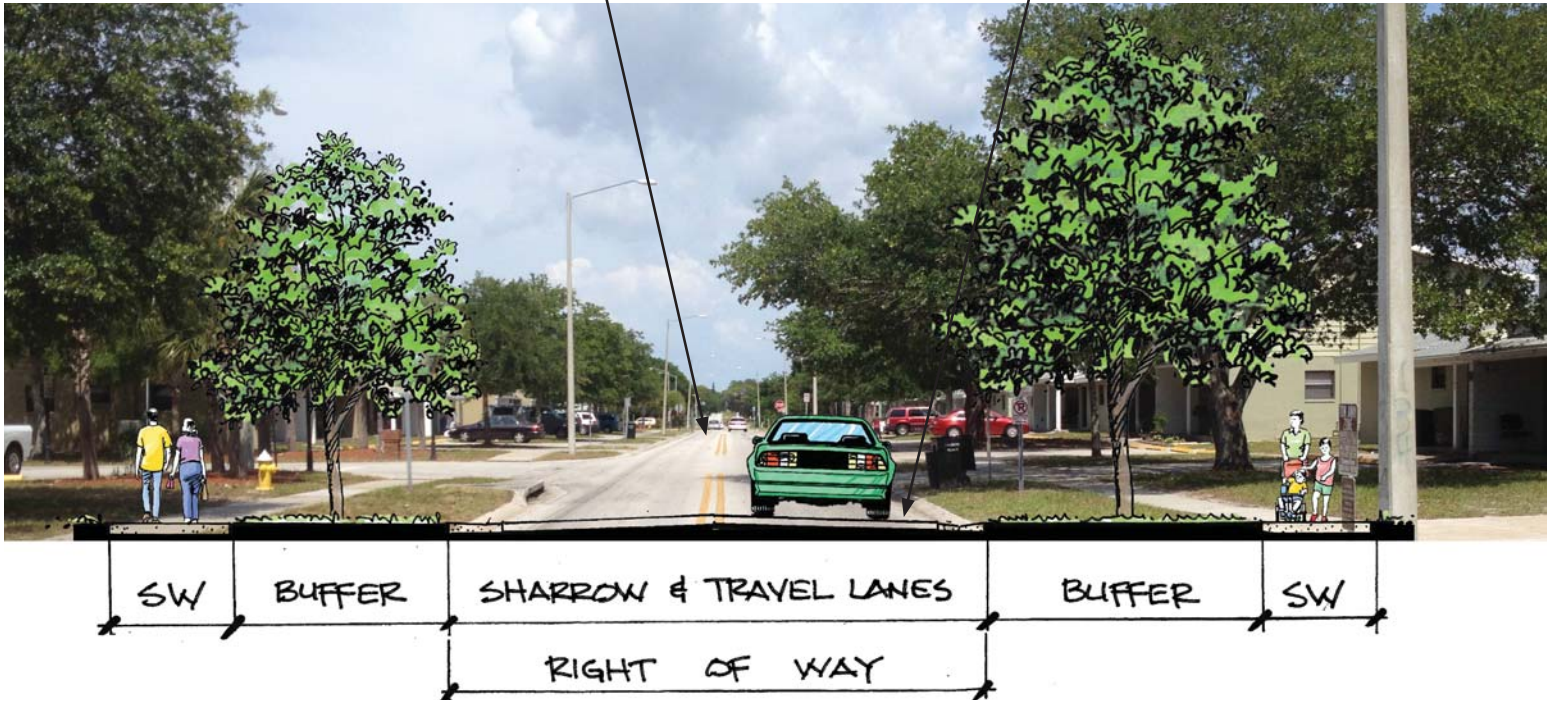


Wilcox Road - Proposed Improvements

Collector Road Streetscape Improvements

All improvements to consider transit service

Where bike lanes cannot be accommodated additional consideration should be given to striped shoulders, sharrows, etc.



134th Ave. - Proposed Improvements



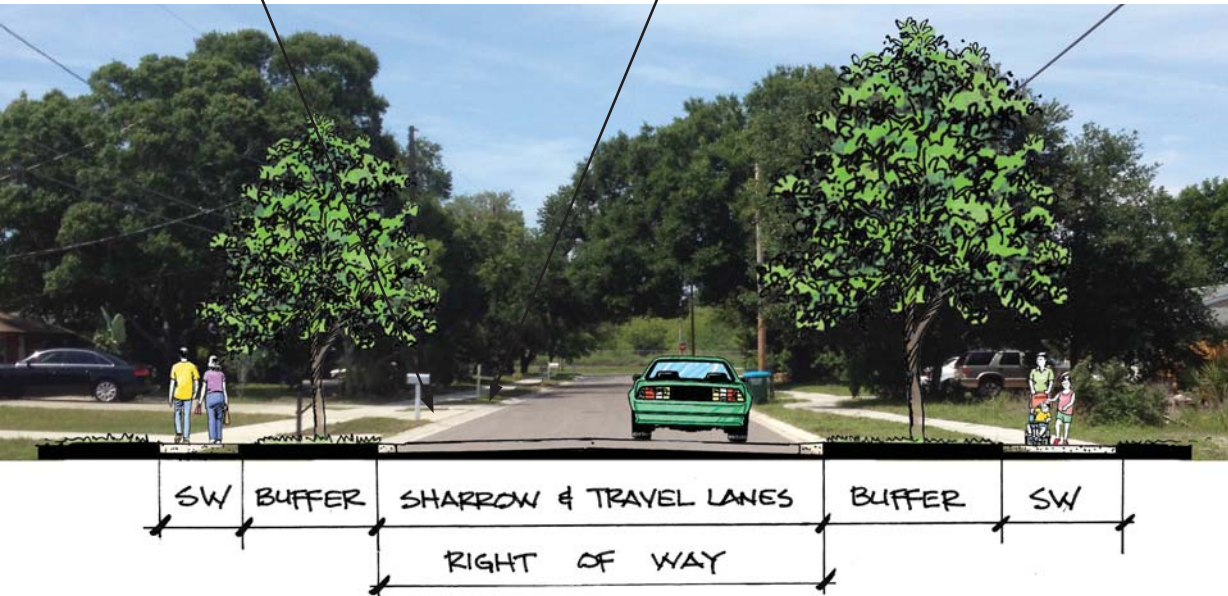
Proposed Character - Local Residential Streets

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Local Residential Streetscape Improvements

All improvements to consider standards for sight visibility at intersections and driveways

All roadway design and stormwater strategies to be developed in concert with Pinellas County Public Works Department and county and city street standards



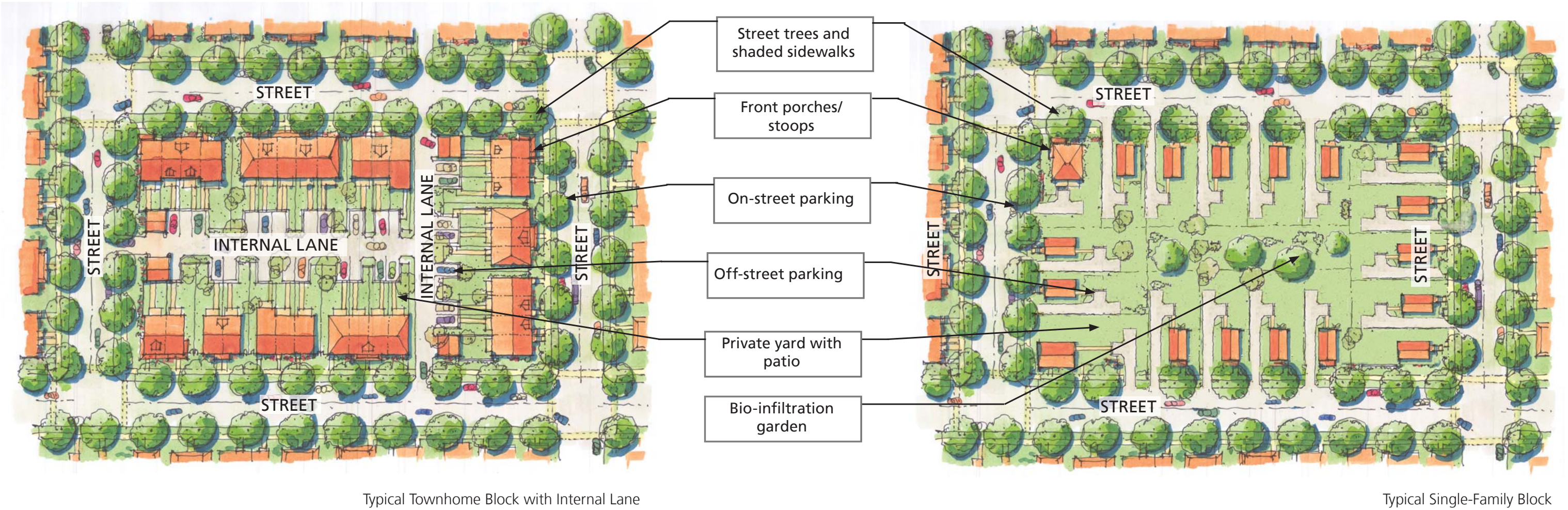
126th Terrace - Proposed Improvements



Proposed Character - Local Residential Streets

November 23, 2015

Typical Block Configuration



IMPLEMENTATION FINANCE MECHANISMS

To realize widespread revitalization goals in a community such as Greater Ridgecrest, targeting and availing the funding sources becomes a prime factor. Pinellas County and other GRA neighborhood organizations will be jointly pursuing these different sources to put a financial plan that would help kick off the implementation of this masterplan vision. Listed below are some programs that can be targeted. Several of these grants are awarded through a competitive process and hence may require more than one round of applications to avail them.

1. BUSINESS RELATED PROGRAMS

- **Tax Increment Financing (TIF):** A TIF is a manner in which funds can be raised to implement specific recommendations for infrastructure and other improvement projects in the community to attract new businesses. It is a method to use future gains in taxes to subsidize current improvements.
- **Tax Abatement:** can attract new development or improvements that has financial benefit to the private sector without requiring cash outlay by the county.
- **Urban Enterprise Zone Tax Credits:** Various tax credits which reduce the amount of tax to be paid for qualified businesses

2. ENVIRONMENTAL GRANTS

- **Brownfield Redevelopment Grants:** Organizations such as the Environmental Protection Agency provide assistance with locating funding sources for remediation and redevelopment activity in environmentally challenged (Brownfield sites).



3. RESIDENTIAL PROGRAMS

- **Low Income Housing Tax Credit (LIHTC):** Tax credits are awarded to developers through a county wide competitive process for promoting affordable rental housing. These credits are then sold to investors to get these kinds of projects off the ground. The Oaks at Ridgecrest (former Rainbow Village) would specifically be targeting LIHTC.
- **Community Development Block Grant (CDBG):** CDBG is a HUD program that provides communities with resources to address a wide range of community development needs. This program provides annual grants to general units of local government and state. These grants can be used for land acquisition, rehabilitation, demolition, and new construction.
- **State Housing Initiatives Partnership (SHIP):** Florida Housing administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. SHIP dollars may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.

- **Employer Assisted Housing- Police, Firefighter, and County Employee Subsidies:** Targeted areas could be defined where police, firefighters, or other city employees would receive a subsidy to live there.
- **The HOME Investment Partnerships Program (HOME)** provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people
- **First-Time Home Buyer Program- Pinellas County:** Down payment and closing cost assistance to first-time home buyers and veterans.
- **Pinellas County Opportunity Council/ Chore Services:** Provides heavy household cleaning and lawn maintenance for elderly persons.
- **Sweat Equity (i.e. Habitat for Humanity Model):** Housing program with houses built through homeowner and volunteer labor.

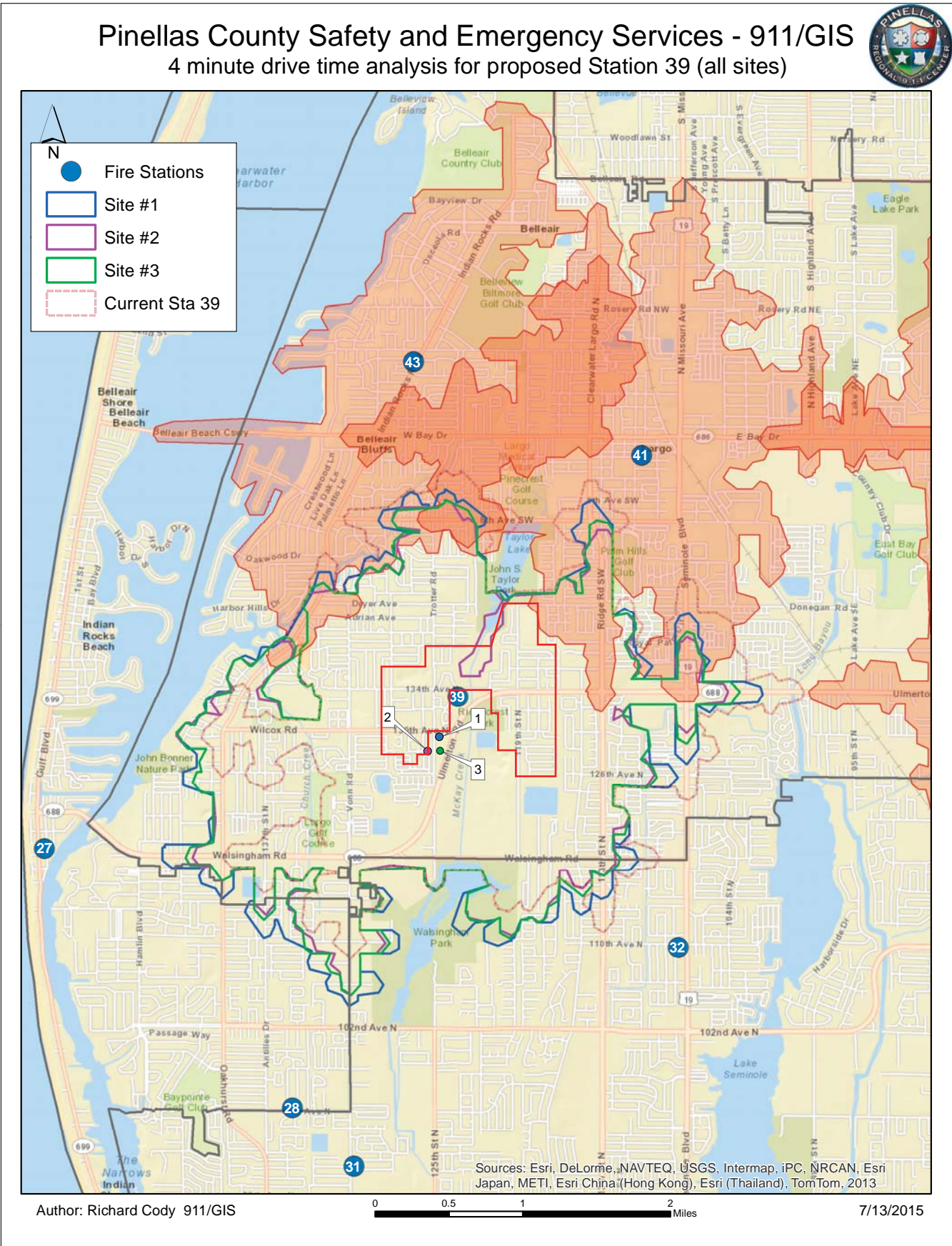
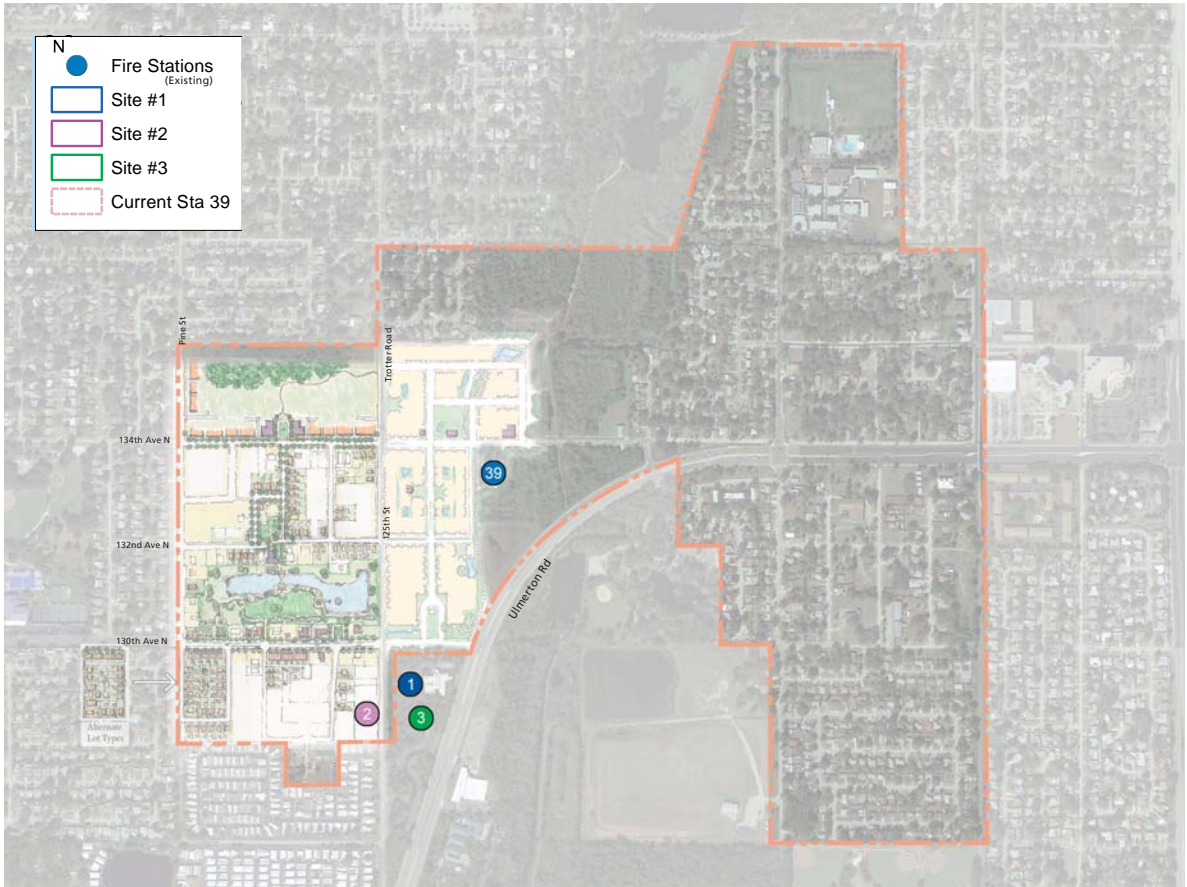
Information on Finance programs: courtesy of HUD and Pinellas County

EMERGENCY SERVICE IMPROVEMENT STRATEGIES

Subsequent to the workshop, the City of Largo Fire Department expressed an interest in a new location for Station 39. Station 39 is currently located at 12398 134th Avenue North, adjacent to Rainbow Village. The Fire Department has reached full capacity in the existing facility. A new location and larger facility will allow the Fire Department to better serve the area. A conference call that included Pinellas County, the Fire Department and Torti Gallas was held on July 9, 2015. The conference call began with a debrief on the Greater Ridgecrest Area Workshop which led to a discussion regarding the Fire Department's requirements for the new facility and potential locations for the new Fire Station. Three potential locations were identified:

- 1. Land west of the Pinellas County Health Department
- 2. County Owned land south of Wilcox Road along 125th Street
- 3. County Owned land south of the Pinellas County Health Department

The proposed locations will allow the Fire Department to have immediate access to Ulmerton Road and therefore improve response times. As discussed previously, it is critical to have a traffic signal at 130th Avenue and Ulmerton Road. The potential location for the Fire Station contributes to this need for a traffic signal at this intersection. As shown in the Pinellas County Safety and Emergency Services Map, a 4 Minute Drive Time Analysis was created for each location. One of the sites will be selected based upon further evaluation and continual collaboration with Stakeholders.



GREATER RIDGECREST DROP-IN SESSION AND COMMUNITY MEETING

October 29th, 2015

On October 29th 2015, Pinellas County organized a drop-in session from 3:30PM- 6:00PM and a public meeting from 6:30PM- 8:30PM at the YMCA to facilitate discussions for receiving community's feedback from the Workshop Document that was distributed earlier through the county's website and through reference copies at the YMCA. These meetings also gave an opportunity for those residents who missed previous public meetings to engage in a discussion with the design team and the Pinellas County Planning Department (PCPD) regarding the vision and provide their valuable feedback.

The drop- in session was attended by residents and representatives from different County agencies such as Development Review Services, Metropolitan Planning Organization, Pinellas County Housing Authority (PCHA), Police Department, and Fire/ Emergency Service department. Norstar, who is the development partner working with PCHA on the revitalization of Rainbow Village, attended the meetings as well. The Public meeting was attended by a large audience that fostered a discussion about the vision and the priority projects under each revitalization goal. The design team and the Pinellas County Planning Department (PCPD) answered each of

their specific questions regarding the vision and also made notes of their feedback.

After a brief introduction, PCPD gave an overview of the activities that had been conducted after the June 2015 workshop as follows:

- Coordination with Largo Fire Department for Emergency Service Improvement Strategies
- Tour of the University Area Community Development Corporation with GRAYDI, YMCA, Boys and Girls Club, the Juvenile Welfare Board, and Pinellas County
- Street Lighting district coordination for Dansville (Public Works Department (PWD) and Duke Energy)
- Review and comments on the Workshop Document from Development Review Services
- Community Feedback opportunities (draft document on-line, hard copies at YMCA)



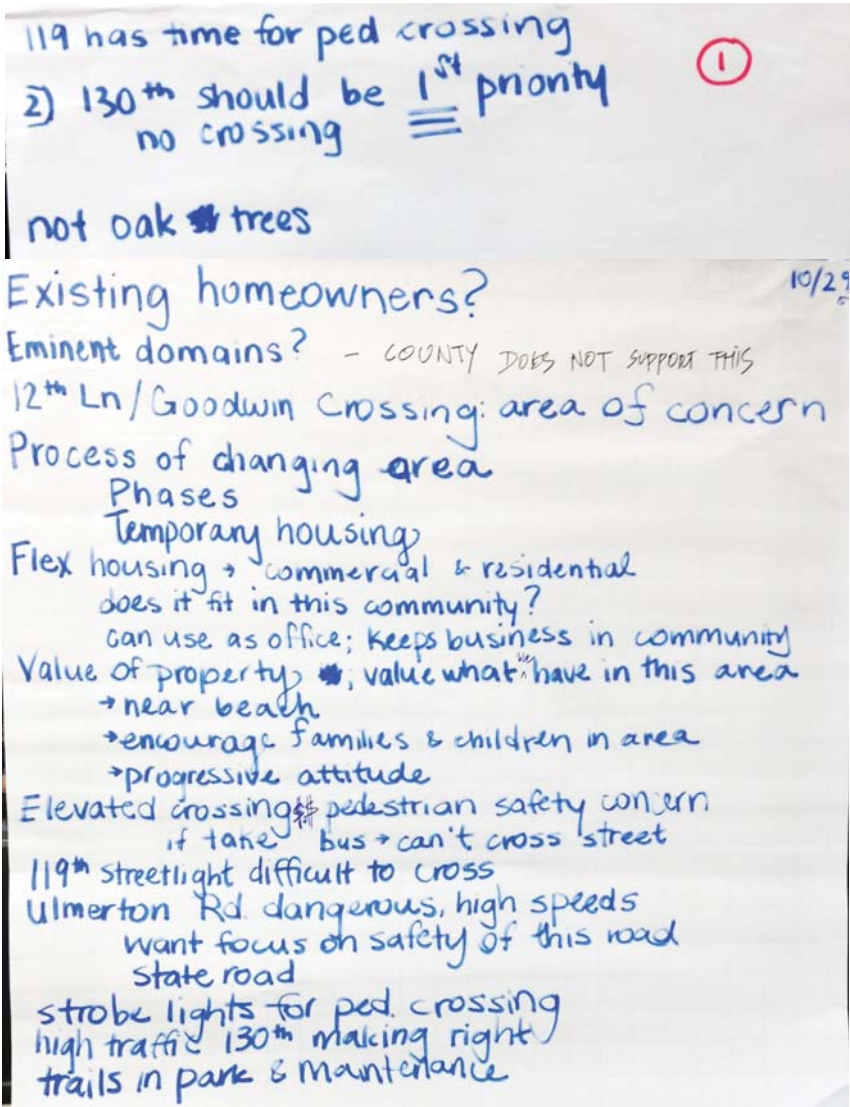
The conversations and feedback were documented as shown in the appendix. The residents actively participated in the discussion and demonstrated a great sense of ownership in their community and presented suggestions on how to improve the vision. Some of the highlights were:

- Starting the process for intersection improvements along Ulmerton as highest priority
- Improving security in areas with current vacant homes/ parcels
- Improve existing conditions of trails
- Consider Flex buildings that would allow opportunities for future mixed use
- Spaces for soccer leagues for young kids
- Keeping the notion of "aging in place" and provide opportunities for multigenerational housing to accommodate all age groups within the community.



Community Input

Goal #1: Enhance Connectivity



Community Input

Goal #2: Preserve and Enhance Natural Systems

pocket parks (ex. Venice, FL)
Trails through the Parks - improvement + new connections (cleaning up)
10/29/15
COMMUNITY CENTER
LIGHTED TRAILS (IN PARK) & FENCES
VACANT HOUSES (INC. 126th MARGINAL TERRACE) LOT # 11716, 11714, 11724
LARGER LOTS
ELECTRIC (ON GROUND)?
START DATE?
SOCCER LEAGUES (6-8)
COMMUNITY GARDENS
FISHING
LITTLE LEAGUE SPORTS (BASKETBALL, BASEBALL)
SAFETY CONCERNS

Community Input

Goal #4: Brown Field and Infill Redevelopment

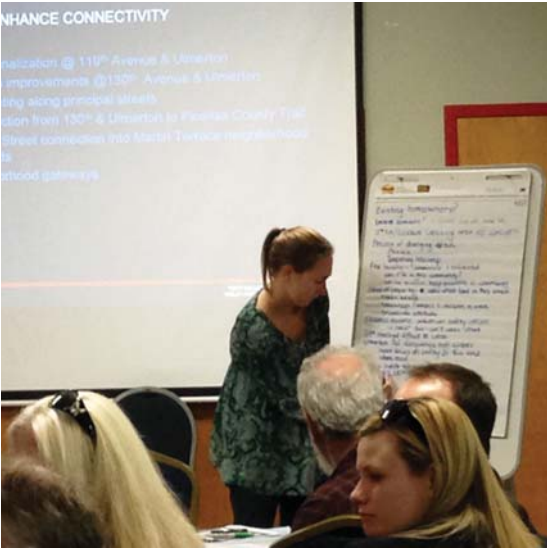
ownership housing (townhomes)
younger demographic
programming space
urban farms
art studios (art, recording...)
area for youth
10/29

AFFORDABLE HOUSING (YOUNG FAMILIES)
- WANT TO KEEP FAMILIES CLOSE WITHIN RIDGECREST
- KEEP RIDGECREST ELEMENTARY WITHIN WALKING DISTANCE
- ACCESS TO THE PARK
- RIDGECREST ELEM. - GROWING SCHOOL POPULATION
- HOME OWNERSHIP IMPORTANT - SINGLE FAMILY 1/2 3BR. 2 BATH
- MULTI-GENERATIONAL HOUSING



Goal #3: Encourage Neighborhood Supportive Services/ Mixed Use

maximize use of space
north & south



TORTI GALLAS AND PARTNERS

