

# North Greenwood Community Redevelopment Area Plan

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## ***Workshop #4***

August 2, 2022 (6:30 to 8:15 PM)

North Greenwood Recreation Center

# North Greenwood Community Redevelopment Area Plan

***Welcome & Opening Remarks***  
***Mayor Frank Hibbard - City of Clearwater***

# Agenda

- People-Based Strategy Discussion (40 minutes)
- People-Based Strategy Prioritization (10 minutes)
- Infill Residential Opportunities (10 Minutes)
- Infill Housing Exercise (30 Minutes)
- Next Steps (5 Minutes)

# Consultant Team



## Prime Consultant & Authorship

Neale Stralow, Project Manager  
Roberta Fennessy, Director  
Jared Jones, Community Planner  
Ivy Clinton, Sr. LA

## Special Advisor / QAQC

Michael English (ME)



## D/E/I / Engagement

Thomas Huggins III  
Emily Rogers



## Urban Design / Housing

Mickey Jacob

# Workshop Guiding Tenants

- All opinions are valued. Feel free to express yours.
- Allow everyone opportunity to speak.
- Engage in constructive and productive dialogue.
- Ask questions for clarity. Provide honest answers.
- Respect and build on the strength that diverse perspectives offer!

***Note:** Portions of this event are being photo/video recorded which may be used in City publications.*

# Potential People-Based Strategies

*Thomas Huggins III and Emily Rogers - Ariel Business Group*

- Sources for Proposed Language
  - Clearwater Urban Leadership Coalition (CULC) Report
  - Community Engagement Comments
  - SWOT Results
  - Planning Assessments

# Potential CRA Plan People-Based Strategies

## Implementation Strategies

- A. Increase home ownership through funding support of housing development grants, low-interest loans, financial literacy education, or other programs as appropriate to protect existing and expand home ownership.
- B. Establish grant funding opportunities to assist current homeowners to make life / safety improvements to remain in their homes.



# Potential CRA Plan People-Based Strategies

## Implementation Strategies

- C. Work with partners to develop and maintain a highly skilled, employment-ready workforce that supports and enhances the economic health of the local business communities.
- D. Work with partners to increase knowledge, understanding, and usage of apprenticeships and other partner work-based learning training programs.

# Potential CRA Plan People-Based Strategies

## Implementation Strategies

- E. Work with partners to implement and enhance workforce development and youth job readiness programs.
- F. Work with partners including the Pinellas County School District to leverage the planned middle school “Innovation” program delivery and Pinellas Technical (P-Tech) adult education program expansion at the Clearwater Intermediate School campus for skilled workforce training, youth-to-youth mentorship, and increased year-round employment opportunities.

# Potential CRA Plan People-Based Strategies

## Implementation Strategies

- G. Increase commercial business activity, investment, and retainage through funding of commercial business improvement grant programs.
- H. Grow small businesses by networking, leveraging community partnerships, and targeted grant investments in business support services.

# Potential CRA Plan People-Based Strategies, Cont.

## Implementation Strategies

- I. Work with partners to increase community wellness through education, access to fresh produce, and to promote mental and physical health improvement.
- J. Work with partners including social service providers and faith community for youth mentoring, skilled workforce training, mental health, and to reduce homelessness.

# Potential CRA Plan People-Based Strategies, Cont.

## Implementation Strategies

- K. Work with partners to eliminate poverty through financial literacy education, skilled workforce training, and access to stable housing.
- L. Work with partners to reduce crime through youth outreach, education, and youth-to-youth mentorship.

# Potential CRA Plan People-Based Strategies, Cont.

## Implementation Strategies

Are Others Needed?

Discussion

# People-Based Strategies Prioritization

*Neale Stralow – VHB*

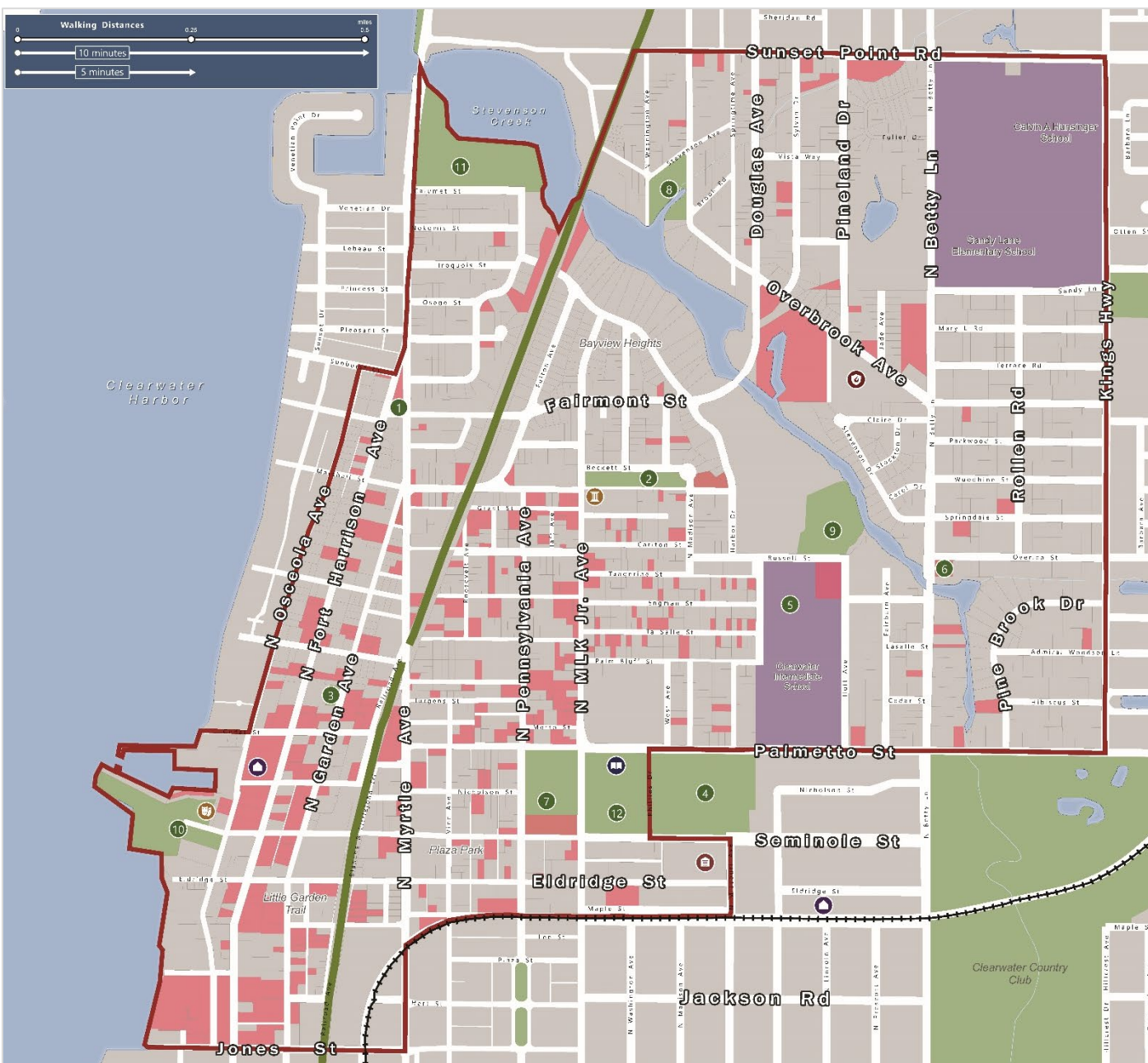
- Help us define priorities.
- Use your 8 tickets to “Vote” for the most important strategies.
- Place your tickets in the cups. Whole tickets only.
- Staff will count and provide reporting at end of meeting.
- Total time is 10 Minutes.

# Infill Residential Opportunities

*Mickey Jacob – GMC*

- What types of Housing are possible?

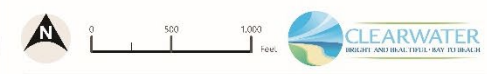




# North Greenwood CRA

Workshop #4 (August 2, 2022)

- North Greenwood CRA
- Vacant Properties
- Pinellas Trail
- CSX Rail Line
- Fire Station 51
- Francis Wilson Playhouse
- Pinellas County African American Museum
- North Greenwood Library
- North Ward School
- National Guard Armory
- 1 Atrium Park
- 2 Cherry Harris Park
- 3 Garden Avenue Park
- 4 Jack Russell Stadium
- 5 MLK Jr Community Center
- 6 North Betty Lane Park
- 7 North Greenwood Rec Center
- 8 Overbrook Park
- 9 Phillip Jones Park
- 10 Seminole Boat Ramp
- 11 Shuffleboard & Lawn Bowling Complex
- 12 Walter C Campbell Park



# Detached Dwellings

Garden Avenue / Spruce Avenue - Clearwater, FL



# Duplex with Carriage House

Jade Place - Pierce Street / South Betty Lane - Clearwater, FL



# 2 to 3 Story Attached Townhouses

Country Club Townhomes - Drew Street / North Betty Lane - Clearwater, FL



# 2 to 4 Story Multiplex (5-20 Attached Units)

Garden Trail Apartments - Eldridge Street - Clearwater, FL



## 5 to 7 Story Mid Rise



Metro 510 Apartments  
Tampa, FL



Grand Central at Kennedy  
Tampa, FL

# Infill Housing Exercise

- Table facilitators will help answer questions.
- Show us where Infill Residential Housing should occur.
- Mark and note areas directly on the table maps.
- Consider if areas should be Single Family, Multi-Family, or both types?
- What scale of development is desired?
- Total time is 30 minutes.

# Next Steps

- ~~■ Workshop #1 – Where Are We Now?  
— Thursday, February 24, 2022 (6:30 PM–8:15 PM)~~
- ~~■ Workshop #2 – Where Are We Going?  
— Tuesday, April 19, 2022 (6:30 PM)~~
- ~~■ Workshop #3 – Where Do We Want to Go?  
— Monday, June 13, 2022 (6:30 PM)~~
- ~~■ Workshop #4 – How Do We Get There?  
— Tuesday, August 2, 2022 (6:30 PM)~~
- People-Based Strategies Reporting
- Draft Plan Completed and Posted For Review



# Thank you !



If you have any questions or comments, please contact:

**Dylan Prins**

**Planning & Development Dept.**

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Sign up for project updates:

**[www.ngreenwoodcra.com](http://www.ngreenwoodcra.com)**