

WHAT: Meeting at Wellswood Civic Center re
Crosswinds Church Development

Hosted by: Wellswood Neighbors
(Candace DeForest/Jan Johnson)

WHEN: Sunday May 22th – 3pm-5pm

WHY: Adverse Impact on Wellswood Community

ITINERARY

Greeting and Purpose of Meeting:

Introductions of Neighbors:

Sign In / Contact Sheet:

--**Review of WCA Minutes** posted on WCA website of 5/9/22 general meeting

(Note: WCA has chosen to remain neutral due to split opinions)

--**ASK re thoughts** for a Video Presentation by Neighbors to Developers / Church

(in response to Pastor's)?

--**Core Committee Members** –to assist w/helping draft a petition or know someone who
may have background w/planning and related research that may be required.

--**Discussion** as to Main Concerns and best approach to ensuring development issues
are addressed ahead of due dates (zoning, etc.) for petition purposes.

Questions?

Next Meeting – Zoom or how best to set up and when?

Contact:

Candace DeForest

Def.Candace@gmail.com

(813) 997-0646

Jan Johnson

JanCJ1230@verizon.net

(813) 238-2656 (cell)

Each **attendee's suggestions for improvement / comments** in general are summarized below:

Candace DeForest -1013 W. Blann Dr.

- (1) Install a dedicated **Left turn signal/light at Rome/Hillsborough intersection (heading west on Hillsborough) and revamp the median** --even if the developer has to use portion of the church property for SAFETY of everyone. *(A rough sketch of a suggested Rome/Hillsborough Ave do-over is provided (atchmt 2) as submitted by Candace/Mike.)*
- (2) A **DOT traffic survey/study-should be requested starting at Rome and Hillsborough going east towards Interstate 75**; the increase of traffic headed east on Hillsborough to I-75 (northbound lane) where there needs to be a **left turn signal**. **The traffic impact study** should be done during the school year and during the week by FDOT, City of Tampa, and/or Hillsborough County
- (3) **Install sidewalks** on Brandon, Blann & Rome Aves **for walkability**,
- (4) **Install a 3-way stop sign at Brandon and Blann Drives;**
- (5) **Ensure parking garage is built to capacity to avoid street parking;**
- (6) New building height should be no more than 3 stories—not 5 or 6 stories;
- (7) Prefer **owner vs. renter or a 55+ community of renters**
- (8) Building construction should **reflect culture & character of Wellswood neighborhood and blend in with the community as a prominent gateway.**

Liz Fowlow - 2114 W. Farwell Dr.

I think there should be condos—not apartments and a fewer number of units – 400 is excessive. As to # of stories no more than three stories – to fit the culture/character of the neighborhood (there are no monstrosity homes in community.)

Dot Krumbholz - 4912 W. Bartlett Dr.

No more than three stories high maximum – can see into homes at five stories up you can see miles and to say you can't see into somebody's back yards is ludicrous at five stories up. Taking into account the Tampa Catholic traffic starting at 7:30 8a.m and 2-4pm in afternoon – when the kids arrive/leave school, traffic backs up on both sides of Rome not sure how far- on any given day on school days. I suggest a Chik Fil A– there are no restaurants other than ABC Pizza—an eatery that will fit the culture/character of community. We don't need a bike shop. Also very concerned re number of cars cutting thru the side streets thru the neighborhood.

Lisa D'Addio – 4808 N.Fremont Ave.

I think #1--the civil engineer should **take another look at the flow of traffic** because I am not sure this developer is willing to widen the road and that will obviously put off the whole development if he has to widen Rome to accommodate all the cars. Not sure why Rome couldn't just be a one way (right) only to prevent too many people to want to plow down there – just be a right only to head east on Hillsborough and the parking garage should be coming out on Hillsborough. I don't know why he would dump cars onto a road already loaded.

Also **the privacy walls would have more green space so give the neighbors their privacy and put in some higher trees and put in some sort of a safety walkway or bike path so that the community is a "walkable" one** rather than just talk about it ...if you want to have retail – **what type of retail** – if a small restaurant or coffee shop that is more family friendly type may generate better reception by neighbors.

Julie Magill – 4922 Wishart Blvd.

Main concern is the capacity – the amount of traffic that would be exiting on Hillsborough when Hillsborough is pretty much deadlocked at any given time of the day. I drive it frequently and it takes 20 minutes sometimes just to get the interstate. So if you're talking 400-500+ residents – however many will be in each unit and they're entering on Hillsborough Ave. to get in/out of the development and then you have retail on the bottom with people coming in and out. You've got Rome—what happens now when someone makes a left on Rome off of Hillsborough in trying to turn into the parking garage on Rome traffic will be backed up on Hillsborough—it doesn't make sense. I see lots of accidents happening.

Also, am concerned about **the affordable housing type--they're promising that they won't put Section 8 and** a certain amount of affordable housing so would **request a definition of exactly the type of affordable housing** – what is that price? – we don't know what their definition of affordable is – and in whose eyes. Re Section 8 I don't know if they're guaranteeing or if they are saying we're not planning on it – there's a big difference.

Joycelyn Carpenter -1022 Berry Ave.

Am concerned with **the number of units proposed** which has already been mentioned by others...maybe half. And **traffic is a concern** as already mentioned. And **re retail stores type is important** because I am involved with children and want to see children programs and community programs for the youth and the seniors – **would suggest consideration to having a community center that would enhance Wellwood** and preserve our neighborhood's culture and history.

Cynthia Tamargo – 4810 Darby Ave.

Thinks the **developer could request FDOT to take part of the front of the church property to build an access lane off of Hillsborough Ave for residents' use when turning into parking garage** -- from Hillsborough (rather than Rome). Also, **ASK HARTline** to build an access lane for NEW bus stop on corner of Rome/Hillsborough rather than hold traffic up behind bus when stopping on Rome.

General Discussion:

There's no left turn light off of Rome/Hillsborough or Hillsborough going east toward Interstate 75 –no left turn lane similar to what is on Sligh and I-75 and that's not nearly as busy as the Hillsborough from Rome to I-75 corridor.

****SUGGEST: A traffic impact study-be requested at Rome and Hillsborough going east toward Interstate 75--with additional traffic to be added--with the increase of traffic headed to the interstate on Hillsborough – there needs to be a traffic impact study** done during the school year and during the week and because there's a turn signal at the corner of a turn signal – either FDOT, City of Tampa, Hillsborough County. (A rough sketch of a suggested Rome/Hillsborough Ave do-over may be provided by Candace/Mike.)

There's a new bus stop being installed at right corner of Rome / Hillsborough.

****SUGGEST:** HARTline build an access lane for bus rather than hold traffic up behind bus while stopped.

****SUGGEST:** Developer request FDOT to add an access lane using front of church property from Hillsborough Ave into development rather than using Rome for accessing parking garage.

****ALSO REQUEST a traffic study of the Wellwood community** for best way to manage traffic coming and going the community – there are three churches and three schools (Trinity, Tampa Catholic and Mendenhall) in addition to 1200 individual family homeowners and a lot of cut-thru traffic at specific times of the day in/out of the side streets by drivers cutting thru the neighborhood up/down streets.

****ASK developer:** re the number of persons per **unit space** guessing \$1700-2000/mo rent – **what is the number of people to be allowed to live in each unit? TO BE CONFIRMED** – would like to know! Still prefer there to be condos (owners vs renters) in lieu of rental units or possibly 55+ housing instead 6-story (Midtown style) units.

****ASK developer:** is there supposed to be a retention pond included in the current plans?

These Minutes were reviewed by Liz, Julie and Candace before providing to WCA. Additional comments re putting together a petition to outline adverse concerns by Wellswood neighbors and the community in general; all were in agreement (for presentation / use as may be required with zoning and other public hearings as they get scheduled). Discussion had re importance of emphasizing CULTURE/character of the community to ensure careful consideration as to type of building to be constructed.

Next general meeting of WCA is September but the WCA Board meeting is June 6th and a member can sit in without any discussion (only listening permitted).

Adjourned.

Submitted by:

Jan Johnson,
Resident, Wellswood

MINUTES OF 5/9/22 WCA GENERAL MEETING
AS SUBMITTED BY TINA HURLESS -

Attachment (1)

(Crosswinds Church Development portion of minutes were read/included for reference)

VII. Guest: Jeremy Vanderloop, Matt Tack, Youth Pastor Tina and Senior Leader Helen to review the Crosswinds property located at Hillsborough Ave and Rome Ave a. Church representatives Tina and Helen started by reading a message from Pastor John Asher who was unable to attend. They then reviewed the history of the church, the disrepair it has fallen into and the challenges they face with a congregation of around 200 and not enough money to maintain their property with a 700 seat hall as it is. The church has been approached by multiple developers looking to purchase and displace the church. They voted to go with Looptack Developers because of their proposed plan to purchase 3.5 acres of the 4.5 acre space. The Church will maintain 1 acre which will hold a new church, walk up retail space on the ground level and a parking garage. This will provide a cash flow model for the church.

b. Jeremy and Matt with Looptack reviewed the plans, currently based solely on the massing study, for a multiunit residential space with an interior

courtyard that includes a pool and gathering space for the residents. The development will be primarily fronting Hillsborough ave and will be set back

from the back of the property facing Brandon so as not to overlook the single family residential homes already in the neighborhood. There is a plan for a small park, and possible dog park or walking space on the south east corner of the property which meets at the intersection of Brandon and Blann. The unit will range from 500-880 sq feet each with a variety of studio, 1br and 2 br 1ba units. Most will be market rate and some will be identified as affordable housing. The development is not planning on taking Section 8 housing and is also not participating in the City of Tampa's program for funds to make affordable housing units. There will be over 400 units available for rental in this project as it is currently designed. The plans indicate the parking garage will be located at the Southwest of the property with the sole entrance and exit onto Rome Ave. There is no entrance on Hillsborough. The developers said the plans are still fluid and they are in their due diligence stage currently.

c. Questions and concerns presented from the audience:

i. Parking capacity: The parking structure is planned to be 4-5 stories high. Two floors are reserved for the church and the rest will be used by the residents and any retail traffic. There will be 500+ parking spaces created based on current plan.

ii. Zoning question: The property is currently zoned as a church so it will need to go before council to change to a PD zone

iii. Height of the building proposed: The surrounding neighbors are concerned about the residential units being over the top of their property so they can look down into their backyard, thus limiting privacy. Developers stated the height that is indicated on the plans is based on the massing study which expresses the limit of units a developer can create on that property. They deliberately pushed the units towards Hillsborough ave so there is a separation from the They will have the city zoning review as they get through their due diligence period and get to the permitting change request from council.

iv. Condo ownership vs rental: Audience members expressed a desire for condo ownership instead of rentals as owners tend to be better neighbors

v. Other projects the developers have worked on: They advised BDG architecture is the team they are working with and pointed to their website for more information on examples:

(<https://bdgllp.com/work/?type=multi-family>)

- vi. *What stage is the project in?: Phase 1 has been ordered. Phase 1 usually refers to a thorough evaluation of zoning restrictions, architectural guidelines and requirements, proximity to services and desired amenities, etc., that must take place before purchase.*
- vii. *Questions to church about what they are getting out of it: They presented the new and updated church hall, the ability to hold ceremonies and other events. They will hold community events and make the hall available to community needs. They advised they chose*

Looptack to proceed as it was the only one that was not pushing for complete sale and building of multiunit housing only without the church. The ability to rent the retail spaces for additional income will allow the church to grow and maintain its programs and goals as time continues.

- viii. *Time frame: The developers are still 24-48 months from breaking ground. Papers have not been filed with the City yet for the zoning*

change. The community will get a notice once that is filed

- ix. *Alternative usage: Neighbors suggested alternative development to the property instead of multiresidential and retail. Suggestions included a community center that offers programs and enrichments for the neighborhood, and an office space complex.*

- x. *Traffic/speeding/cars: This was the largest amount of questions and points made to the developers. The concern for traffic entering the garage solely on Rome (or on Blann, as they inquired to reversing the property and putting the church and parking entrance on Blann*

instead of Rome) were the biggest issues. The speed and volume of cars already driving through that part of the neighborhood is already dangerous without sidewalks or other traffic calming devices like speedbumps. The cars usually race through the stop sign and cut through the neighborhood at high speeds. Residents that spoke recounted stories of interactions with drivers that were confrontational and a little dangerous. Children and animals have almost been hit by the speeding cars. They are opposed to a development that will bring more vehicles and speeders cutting through the neighborhood to avoid Hillsborough ave while they wish to go South or West bound. Concerns were also raised about whether there is ample parking for the units so the overflow does not spill out into the neighborhood as is perceived in other communities that have a mixed use development.

- xi. *ACTION: Wellswood Civic Association Secretary Tina Hurless will create a new page on our community website with the updates and inclusion of any documents related to this project as it proceeds. She will update the community via emails and social media posts as more information is loaded to be sure all communication will be shared with Wellswood neighbors.*

Adjourn.

*Respectfully submitted,
-Tina Hurless, Secretary*

WEST Hillsborough Ave

