

BETHUNE PARK MASTER PLAN

Wimauma Downtown Revitalization Action Plan

December 2024



Hillsborough
County Florida

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ACKNOWLEDGMENTS

This plan was prepared for: Wimauma in Hillsborough County Florida and the Interdepartmental Working Group.



INTERDEPARTMENTAL WORKING GROUP:

Digna Alvarez	Manager, Government Relations & Strategic Services
Swati Bose	Manager, Parks & Recreation
Andrew Breidenbach	Director, Library Services
Jay Collins	Manager, Hillsborough County City-County Planning Commission
Patrick Cullina	Recreation Manager, Parks & Recreation
Jenn Fadal	Public Relations Strategist, Communications & Digital Media Services
Jie Gao	Section Manager, Engineering & Operations
Sofia Garantiva	Principal Planner, Hillsborough County City-County Planning Commission
Adam Gormly	Director, Development Services
Rebecca Hessinger	Executive Planner, Community & Infrastructure Planning
Amy E. Jarman	Senior Architect, Capital Programs
Jonah Katz	Principal Planner, Community & Infrastructure Planning
Anne-Marie Lenton	Division Director, Facilities Management & Real Estate Services
Jason Mackenzie	Manager, Parks & Recreation
Megan Nixon	Projects Coordination Manager, Engineering & Operations
John Patrick	Division Director, Community & Infrastructure Planning
Lauren R. Storch	Cost Control & Compliance Manager, Water Resources
Rick Valdez	Director, Parks & Recreation
Jillian Ward	Planner, Community & Infrastructure Planning
Samuel Weekley	Land Resource Manager, Affordable Housing Services
Chris Wilkerson	Public Relations Strategist, Communications & Digital Median Services

PROJECT TEAM MEMBERS:

Stantec, Inc.
Conscious Community Connectors (CCC)
Applied Sciences

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CHAPTER 1 EXECUTIVE SUMMARY & INTRODUCTION

- 1.1 EXECUTIVE SUMMARY
- 1.2 WIMAUMA COMMUNITY HISTORY
- 1.3 PREVIOUS PLANING EFFORTS
- 1.4 PLANNING PROCESS
- 1.5 RECOMMENDATIONS

1.1 EXECUTIVE SUMMARY

The Bethune Park Master Plan serves as a strategic blueprint for enhancing the park, creating a vibrant and functional space that meets the needs of Wimauma residents. This vision marks a key milestone towards Hillsborough County's commitment to improving the quality of life for the residents of the Wimauma community. This effort aligns with the broader goals of the Wimauma Community Plan and the Wimauma Downtown Revitalization Action Plan. Through valuable community input, assessing the Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis, evaluation of drainage and stormwater infrastructure, and a connectivity plan, the master plan aims to transform the park into a key community asset.

Planning Process:

The residents of Wimauma are the primary beneficiaries of Bethune Park, making their vision a top priority in shaping the final park design. In 2024, Hillsborough County launched an extensive community engagement campaign to gather input from residents regarding their wishes for the park. This

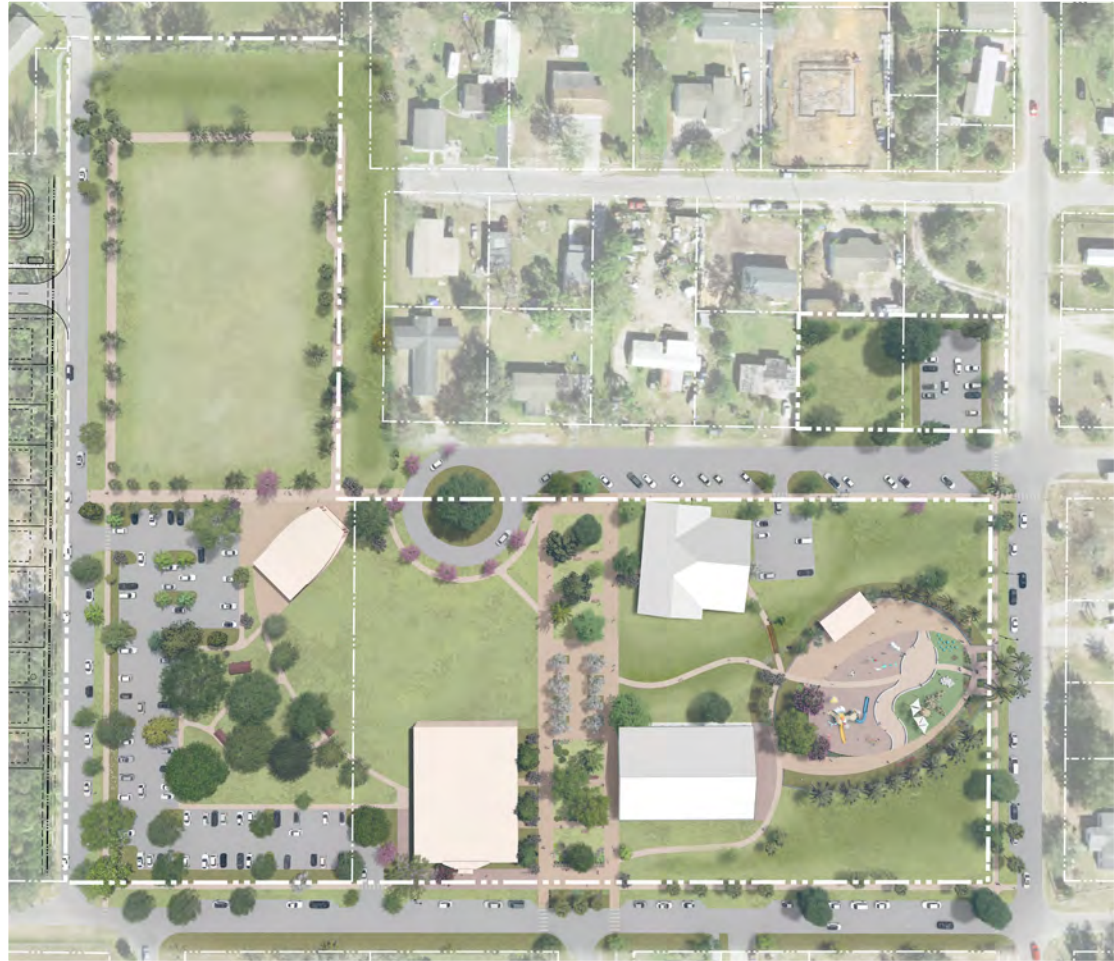


Figure 1-1 Bethune Park Master Plan

valuable feedback was carefully analyzed and shared with the architectural design team. The most popular and feasible ideas were then incorporated into the park's final plan, ensuring the design reflected the community's needs and aspirations.

Preserved Design Elements

Enhancements to Bethune Park were added in recent years, and those features will be preserved or enhanced. They include the following elements:

- Fields and Basketballs Courts
- Community Center (currently leased by the Hillsborough County Sherrif’s Office in partnership with Wimauma Boys & Girls Club of Tampa Bay)
- Playground
- Temporary Library at Bethune Park (to be completed mid 2025)

New Design Elements

In addition to the existing park assets, the following features have been integrated into the final park plan:

- Library/Community Center
- Multi-Use Pavilion and Restrooms
- Playground Pavilion and Restrooms
- Central Plaza with inviting gateway to the park
- Expanded parking along the adjacent streets and adding parking lots
- Centralized walking paths and park entrances that promote connectivity to the surrounding streets, and direct pathways to the future commercial corridors
- Central Open Lawn for leisure play and smaller events using the new multi-use pavilion
- Splash Pad
- Added Picnic Areas and Heritage Trail
- Open Air Art Sculpture
- Stationary Workout Stations
- Playground enhancements

Resilience and Stormwater Management:

Given the inherent weather-related risks and flooding vulnerabilities throughout Florida, incorporating an environmentally conscious and resilient design strategy is an essential consideration for this plan. Bethune Park is in a low to moderate flood risk zone, but stormwater features such as a +/-1.7 acre stormwater pond, drainage and infiltration areas, and added vegetation and trees will be implemented to minimize flooding. Rain shelters will be installed throughout the park, providing refuge for visitors during sudden rain showers.

Estimate of Probable Cost

The following table gives an estimate of probable cost based upon 2024 data. These costs are subject to change due to cost escalation and the conceptual nature of the master plan.

• Sitework/Utilities/General Construction.....	\$7,601,000
• Park Structures.....	\$2,260,000
• Library/Community Center.....	\$16,250,000
• Playground/Surfacing.....	\$1,200,000
• Splash Pad/Surfacing.....	\$1,240,000
• Roadway Improvements.....	\$1,256,000
• General Conditions.....	\$3,642,000
• A/E Design Services.....	\$3,000,000
• 10% ea. Construction/Design Contingency.....	\$7,289,000

Total Estimate of Probable Cost:\$43,738,000

1.2 WIMAUMA COMMUNITY HISTORY



Figure 1-2 Left: Seaboard Airline Railroad Station
Figure 1-3 Right: Photo of Wimauma Town Sign
Source for Left and Right: Wimauma Community Plan

Founded by Captain C.H. Davis in 1902, Wimauma was located at the midpoint of a railroad route that spanned some 55 miles between Turkey Creek and Bradenton. Named for the founder's three daughters (Wilma, Maude and Mary), Wimauma was platted in 1907 around Tiger Lake (now called Lake Wimauma) with a post office, school, train depot and church. The community became the County's fourth incorporated city in 1925 but lasted only a short while as the municipality dissolved sometime in the 1930s.

Agriculture, including crop and citrus farming, and cattle ranching, were the dominant industries within the community in its earliest years. Many Black farmworkers were drawn to the area for work and the community's population and the demography of the area was evenly split between White and Black residents.

Beginning in the 1950's, a series of economic changes occurred that dramatically shifted the demography of the region. A series

of frosts badly damaged citrus crop production and forced a shutdown of the local packaging plant. New industries, including phosphate mining, presented new job opportunities for area residents. Lastly, as Jim Crow laws ended, many Black residents left the area for better paying jobs in nearby cities. This left a great demand for field labor in the still agriculturally based community.

Beginning in the 1970's Mexican and Central American immigrants filled this void. By the 1990's the community was largely Hispanic.

The railroad depot operated as a passenger stop until 1968 and continued as a freight line until 1976, when all railroad operations ceased. The station and tracks were removed in the 1980's.

The area is served by major thoroughfare State Road 674, which runs through its center, and a network of grid lined neighborhood streets. The community of Fort Lonesome lies east of the community, Manatee County lines the south, US Highway 301 borders the west, and Balm to the north.

As suburban growth in Manatee County expanded north and Hillsborough County grew to the south, Wimauma found itself at the pinch point of suburbanization.

Today the community is home to 9,267 residents according to the United States Census Bureau in 2020.

The community is 25.3 square miles in size and comprised of a mix of agricultural fields, small businesses, and a growing number of residential developments. Since 2015, the community has undergone explosive growth.

1.3 PREVIOUS PLANNING EFFORTS

In October 2021, Hillsborough County adopted the Wimauma Community Plan, which identified and prioritized the goals determined by Wimauma residents through extensive public engagement. These goals, in order of priority, are identified below:

1. Enhance Wimauma’s public realm and improve infrastructure.
2. Improve educational opportunities at all levels.
3. Revitalize the Wimauma Downtown to enhance the appearance of the district, improve infrastructure, and promote business growth.
4. Provide opportunities for business growth and jobs in the Wimauma community.
5. Encourage affordable housing, encourage inclusion of a diverse population and all income levels and revitalize neighborhoods.
6. Ensure a balanced transportation system that provides for options including walking, bicycling, and transit.
7. Protect and enhance Wimauma’s natural environment.
8. Create a safer environment for the Wimauma Community.
9. Establish the Wimauma Village Residential-2 (WVR-2) Future Land Use Category in areas previously classified as Residential Planned-2 (RP-2) inside the boundaries of the Wimauma Village Plan.

The adopted Wimauma Community Plan follows updates from the Land Development Code and the Livable Communities Element of Hillsborough County’s Comprehensive Plan.

In May 2023, the County drafted an implementation strategy. The Wimauma Downtown Revitalization Action Plan creates an actionable implementation framework for the revitalization of Downtown Wimauma. The strategies in the Action Plan recognize the realities of redevelopment and focus on the equity issues arising from increasing land values associated with successful downtown revitalization. Much of the Action Plan focuses on putting the existing residents of Wimauma in a position to be protected from gentrification and to succeed with forthcoming downtown revitalization.



Figure 1-4 Strategy

The Bethune Park Master Plan is one of the first steps in implementing the Wimauma Downtown Revitalization Action Plan.

The goal is to develop a vision and design for improvements to Bethune Park that include a facility to serve as a community and cultural center. The County undertook significant community engagement efforts to determine which additional uses for the facility were most desired by the Wimauma community so that they could be incorporated into the design.

1.4 PLANNING PROCESS

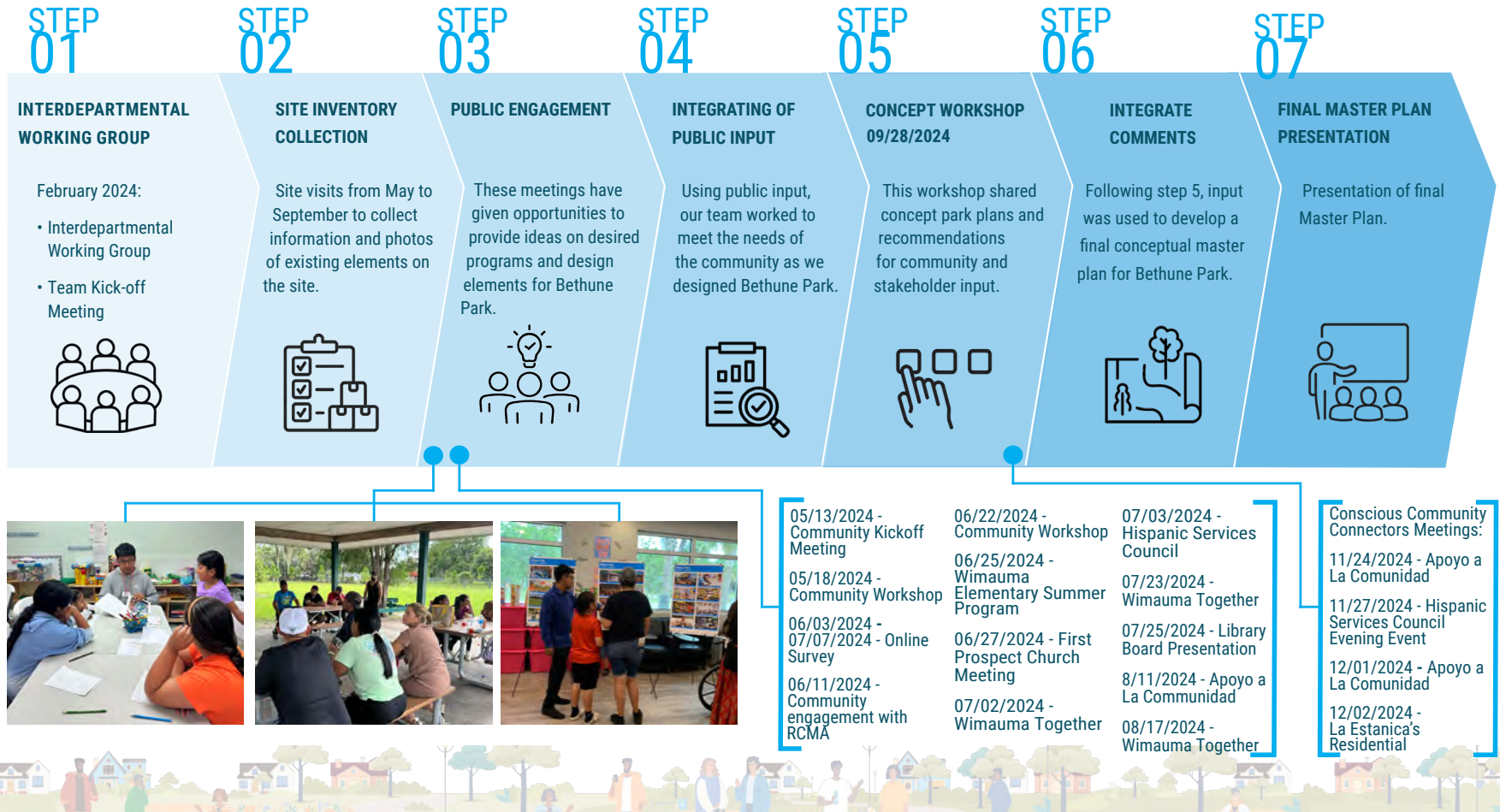


Figure 1-5 Master Plan Process



1.5 RECOMMENDATIONS

Public engagement meetings and online feedback provided straightforward recommendations from the community about what they wanted to see in the Bethune Park conceptual master plan.

The recommendations have driven the design team to develop a concept that utilizes existing park elements including the multi-purpose field, the covered basketball courts, and the Wimauma Boys & Girls Club at Bethune Park building. These existing spaces will provide resources for individuals and families to participate in organized and recreational programs and activities.

In alignment with community feedback, additional elements incorporated into the design include shaded seating areas, covered picnic areas, and accessible park trails and walkways for improved circulation. A splash pad and improved playground equipment has also been proposed to serve children of all ages and abilities with interactive ways to engage in the park. Additionally, new restroom facilities will create safer and more comfortable experiences for children, families, and all other users. A centrally located multi-use pavilion between the large multi-purpose field and small lawn was chosen to provide flexibility for individuals and/or organizations to utilize either field to host park events.

Insights gathered from community feedback have guided the concept of Bethune Park to provide spaces meant to encourage cross-cultural and intergenerational engagement with the goal of strengthening relationships within the community.

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CHAPTER 2 SITE INVENTORY / ANALYSIS

2.1 URBAN CONTEXT

2.2 ACCESS AND INFRASTRUCTURE

2.3 VISUAL ANALYSIS

2.4 UTILITIES

2.5 ZONING / PERMITTING

2.1 URBAN CONTEXT

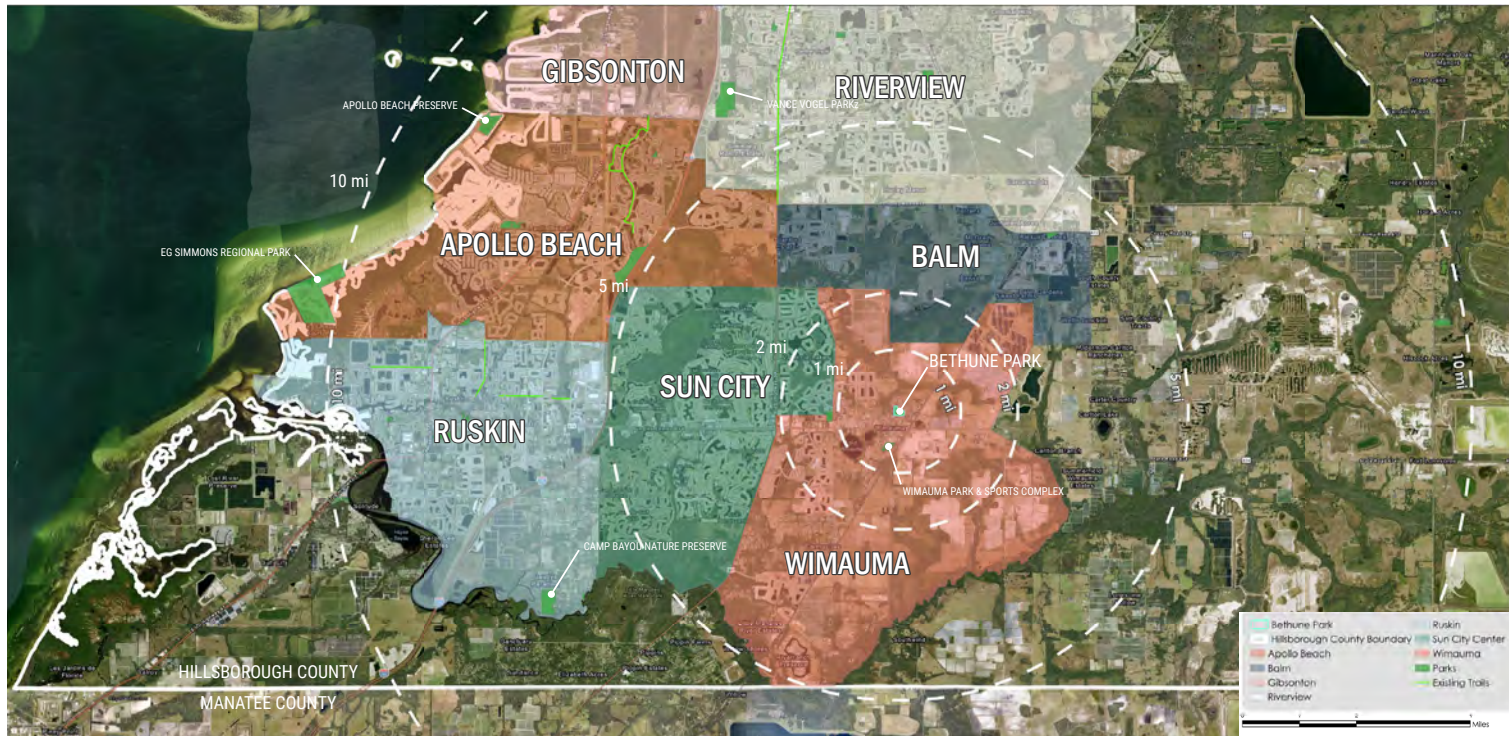


Figure 2-1 Context Map
Source: Hillsborough County GeoHub

2.1.1 Context Map

This map highlights the context surrounding Bethune Park as it relates to Wimauma, Sun City, Apollo Beach, and Balm. The radial dashes place Bethune Park at the center and mark distances of 1, 2, 5, and 10 miles showing how each of the limits fall within a 10 mile radius. Additional information on the map includes a white outline of Hillsborough County

which extends to Tampa Bay and borders Manatee County to the south, five trail systems marked by green lines in the northwest corner of the map, and several designated parks and recreation areas are scattered throughout.

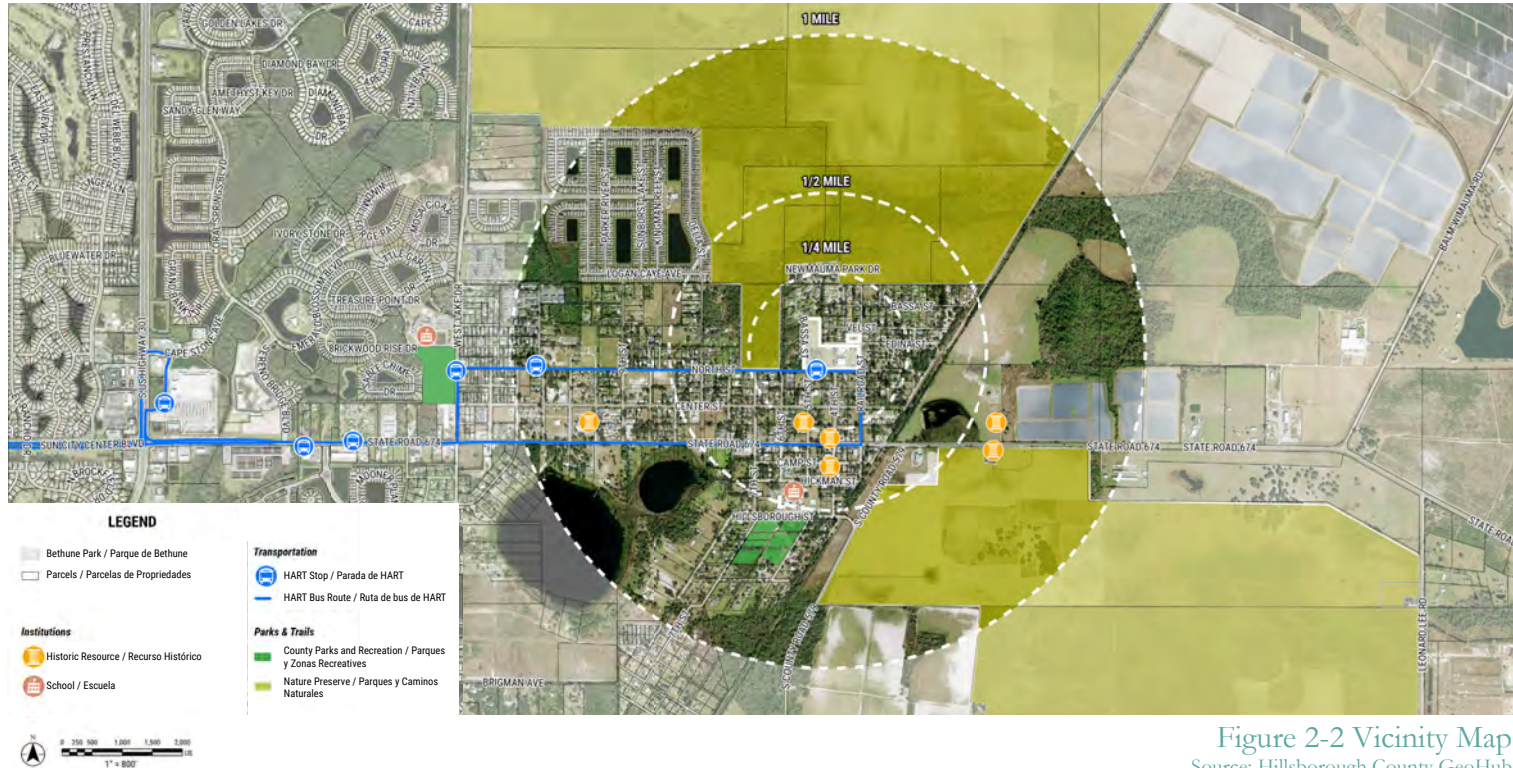


Figure 2-2 Vicinity Map
Source: Hillsborough County GeoHub

2.1.2 Vicinity Map

Institutions, transportation, parks, and trails have been marked to show they lie within a one mile vicinity of Bethune Park. The dashed circles show legend elements surrounding Bethune Park at distances of a quarter of a mile, half mile, and one mile. Standard walking times for these distances are approximately:

- 1/4 mile = 5 minute walk
- 1/2 mile = 10 minute walk
- 1 mile = 20 minute walk

This emphasizes the current walkability to bus stops, historic property, the elementary school, county parks, and nature preserves from Bethune Park. With the improvements proposed in the SWOT analysis map on the following page, these distances will be favorable to pedestrians as development is planned down 4th Street and along State Road 674.

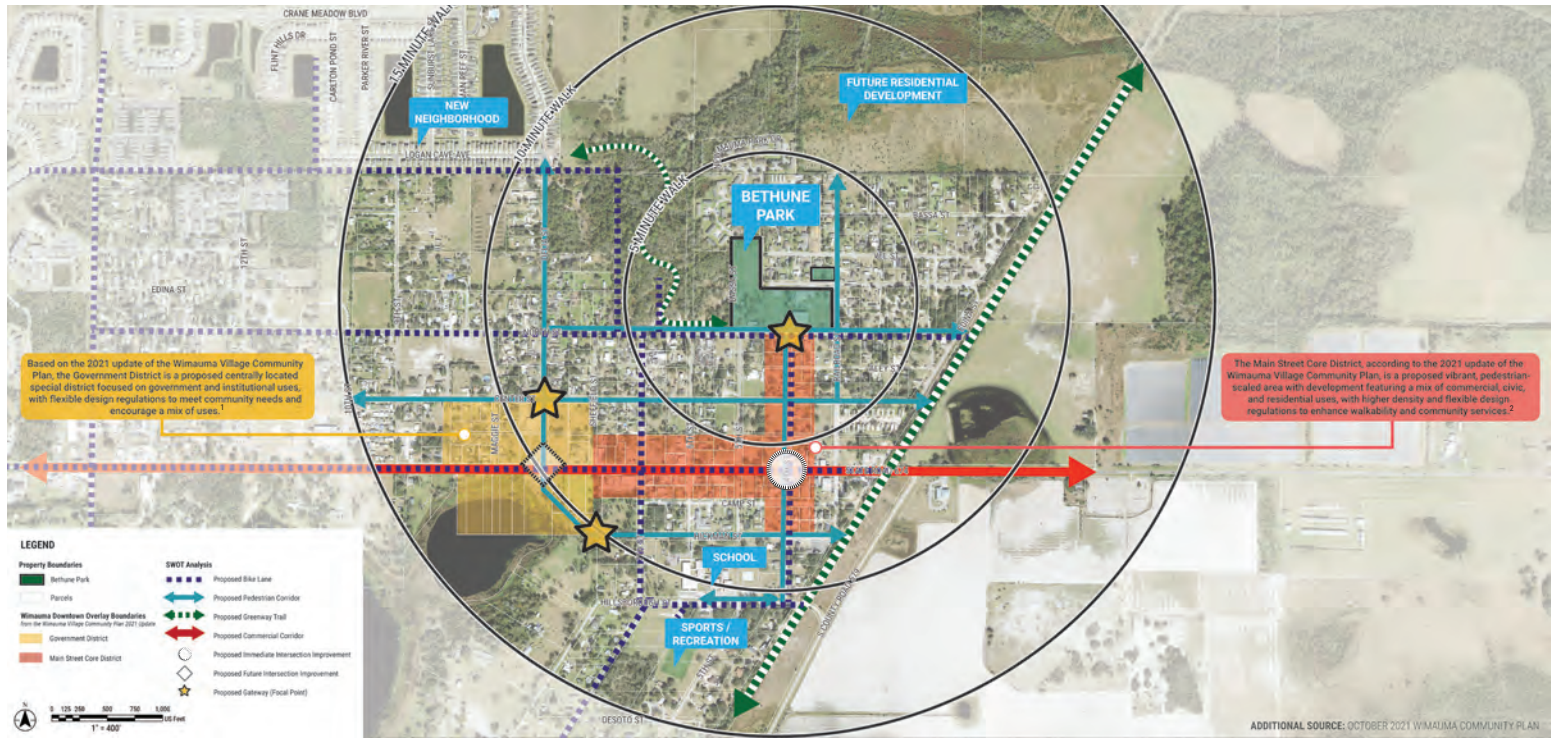


Figure 2-3 SWOT Analysis Map

Source 1: Wimauma Community Plan - 2021
 Source 2: Wimauma Community Plan - 2021

2.1.3 SWOT Analysis

This analysis, focuses on the strengths, weaknesses, opportunities, and threats (SWOT) around Bethune Park in relation to the surrounding area’s context. The analysis also expands upon previous planning efforts including the Hillsborough County Comprehensive Plan conducted by the Hillsborough County Planning Commission, and a key section within it, the Wimauma Village Community Plan (October 2021). The Wimauma Downtown Revitalization Action Plan (May 2023) was also referenced in this SWOT analysis to retain the county’s goals for the future of Wimauma.

In the analysis map above, the yellow region emphasizes the proposed Government District while the red region represents the proposed Main Street Core. Both regions fall within the Downtown Center overlay boundary per the Wimauma Community Plan. According to the Plan, the purpose of the overlay includes improving the building and streetscape aesthetics, enhancing infrastructure, improving pedestrian connectivity and accessibility, providing a range of housing options, and fostering business growth within the Wimauma community.



A south-central portion of Bethune park is within the Main Street Core District. The Park sits at the terminus of 4th Street (Main Street), a key commercial and civic corridor that is targeted for future mixed-use development and increased walkability within an enhanced streetscape.

The current infrastructure lacks in its ability to safely guide pedestrians to and from Bethune Park and SR 674. From a SWOT perspective, it is anticipated that future park improvements would capitalize on the strength of Bethune Park's 4th Street connection, and tie closely to the developing character and connectivity of the Main Street Core District.

These improvements would need to include upgrading from septic to sewer to support the existing and proposed home, retail, and commercial infrastructure. Potential pedestrian improvements also include a bike lane, trails, intersection improvements, and a pedestrian-friendly commercial corridor. These improvements started with the Community Plan in an effort to meet the Main Street Core goals, and were developed with the SWOT analysis throughout the area, which will create safer and more accessible connectivity from SR 674 to Bethune Park and throughout the greater Wimauma area.

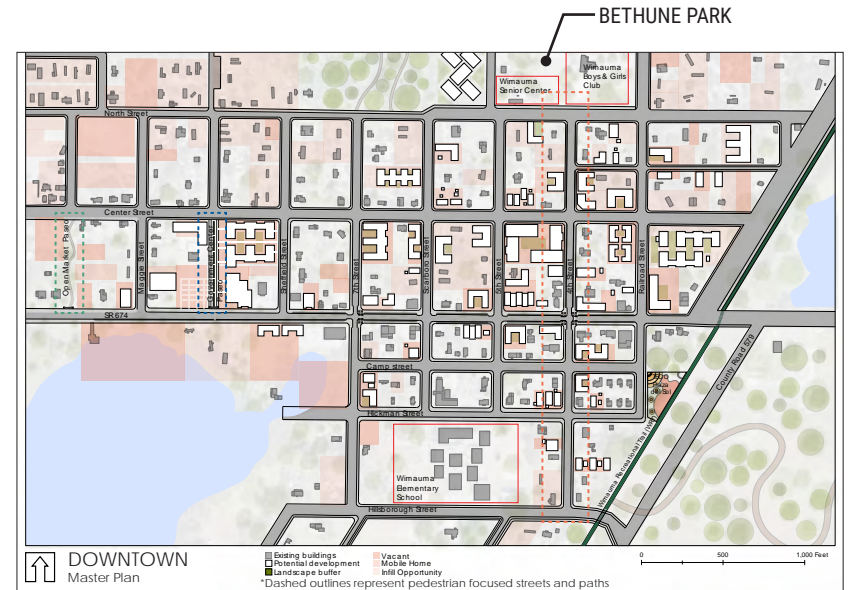


Figure 2-4 Proposed Downtown Improvements from the Wimauma Community Plan

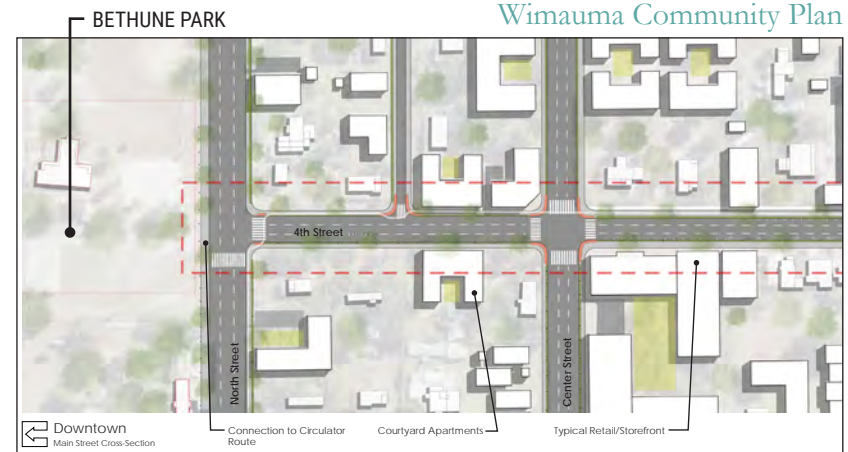


Figure 2-5 Proposed 4th Street (Main Street) Improvements from the Wimauma Community Plan

2.2 ACCESS AND INFRASTRUCTURE

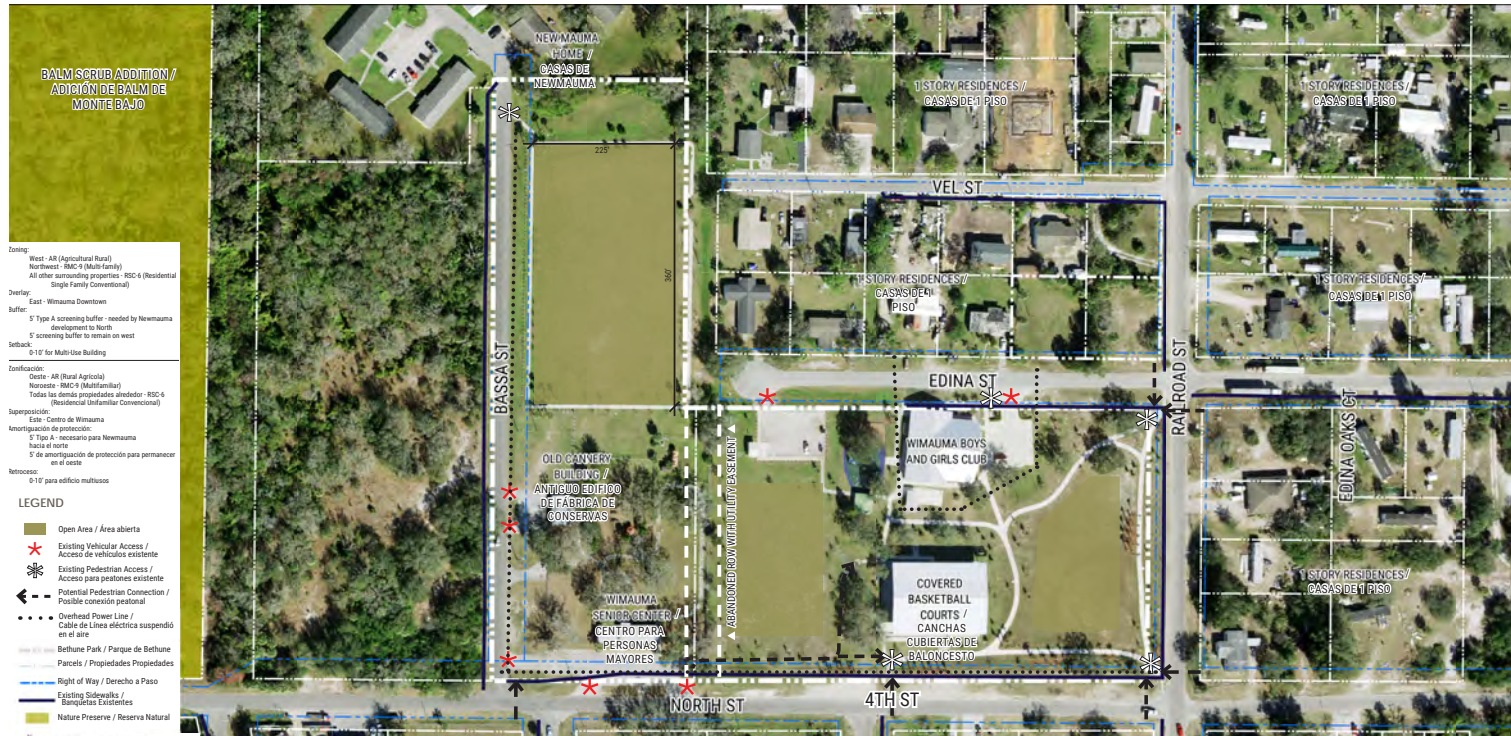


Figure 2-6 Site Analysis Map

Site Analysis Map

The main vehicular access to Bethune Park will exist from 4th Street which travels north from SR 674. This entrance will direct individuals to a central corridor intended to be a key pedestrian element creating a direct connection from North Street to Edina Street.

Existing vehicular access will adjust as the plan develops designated parking around the perimeter of the park. Existing access points in the southwest corner of the park will remain to utilize the existing parking lots. Parallel

parking is proposed along the existing right of ways along Bassa Street, Railroad Street, North Street, and Edina Street. This will be shown in greater detail in the following chapters.

Existing pedestrian access points will remain but improvements will be made with the redevelopment of Bethune Park. Meandering paths will weave through the park, some utilizing existing walkways and some creating new connections between elements.

2.3 VISUAL ANALYSIS

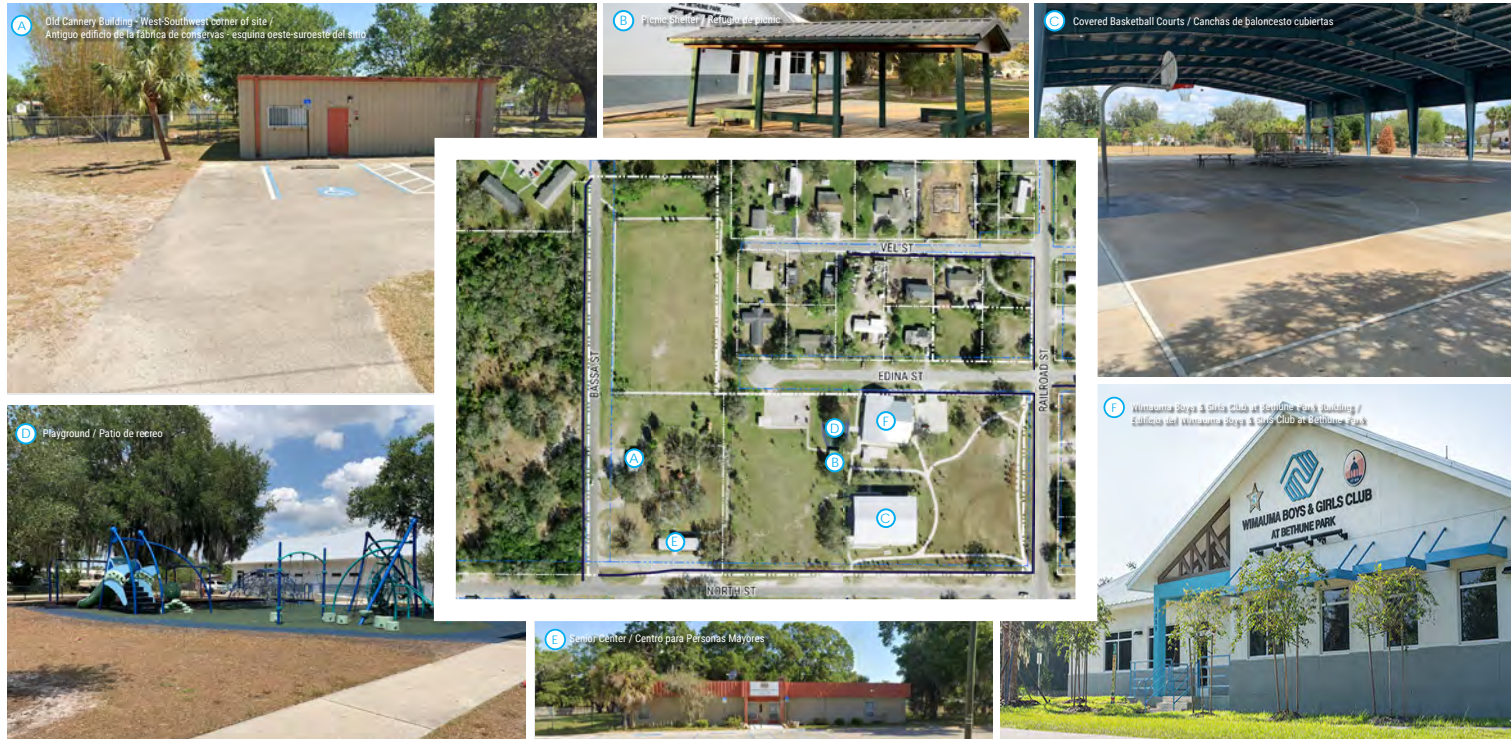


Figure 2-7 Visual Analysis Map

2.3.1 Visual Analysis - Structures

The images above show existing built structures on Bethune Park as it stands today. The following elements are labeled and correspond to the center image showing where they are located on site.

The built structures are listed below:

- Wimauma Boys & Girls Club at Bethune Park
- Covered Basketball Courts
- Picnic Shelter
- Old Cannery Building
- Senior Center
- Playground



Figure 2-8 Visual Analysis Map

2.3.2 Visual Analysis - Existing Features

The images above show existing features of Bethune Park as it stands today. The following elements are labeled and correspond to the center image showing where they are located on site.

The existing features are listed below:

- Vegetation
- Multi-Purpose Field
- Fencing
- Vacant Hillsborough County-Owned Lots
- Lighting Across Site/In Covered Basketball Courts
- Parking Lots and Roads

2.4 UTILITIES

2.4.1 Stormwater

Elevations:

Elevations across the site vary from 101.4 feet (NAVD) and 86.8 (NAVD). Higher elevations are concentrated on the southeastern corner of the site at the corner of Railroad and North streets. Moving clockwise to the northwest, site elevations remain above 90 (NAVD) and slope to their lowest point, 86.8 (NAVD), at the northeast corner near the entrance to the Newmauma Homes on Bassa Street.

Drainage & Stormwater Infrastructure:

As elevations suggest, runoff generally drains from the site in a northwest direction. Runoff has two primary paths to the northwest, either sheet flowing over the site towards the lower elevations or entering a retention pond located east of the Wimauma Boys & Girls Club at Bethune Park building. Depending on rainfall volume, runoff can enter a control structure in the retention pond, which regulates drainage to the stormwater water system in the Edina Street right of way. Runoff can then travel through a ditch system that leads to the north and northwest. A culvert on Bassa Street allows water to exit and from there, channels carry runoff north to Bullfrog Creek.

Construction plans for the Wimauma Boys & Girls Club at Bethune Park building expansion, dated May 2019, provide a diagram of the site's existing retention pond, described in more detail below. A depression area west of the covered basketball court also provides stormwater storage.

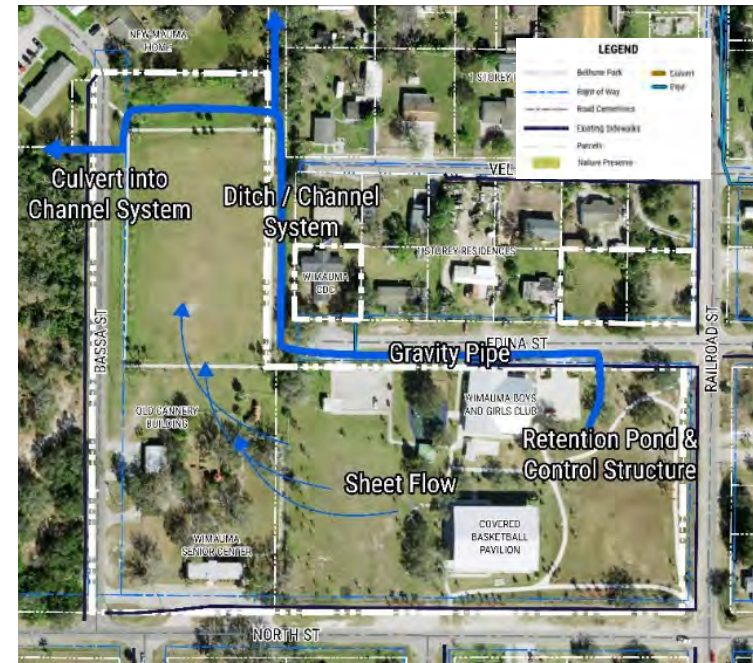


Figure 2-9 Site Drainage

Existing Impervious Surface:

The site has approximately 103,555 square feet of existing impervious area. This estimate was developed using high resolution land cover data available through the National Oceanic and Atmospheric Administration (NOAA), followed by manually digitizing surfaces for added accuracy. The impervious surfaces are comprised of existing buildings, parking areas, basketball courts, paved trails, and portions of adjacent streets that fall within the park parcel boundaries.



Figure 2-10 Existing Impervious Surface

Floodplains:

Bethune Park is located within the Bullfrog Creek Watershed. For the purposes of this project, the floodplains from the existing Bullfrog Creek Watershed stormwater model were mapped for the 5-, 10-, 25-, 50-, 100-, and 500-year design storms. In each design storm, floodplains are confined to existing channels and ditches, with no projected inundation of the site. The property is in Flood Zone X, with a minimal to moderate flood risk (0.2%, or 1 in 500, or less annual chance of flooding).



Figure 2-11 100-Year Floodplain

Environmental Resource Permit History:

2019 | 10-2 Permit Self-Certification for Recreation Center Expansion:

A 10-2 permit self-certification application was filed in 2019 related to the expansion of the Wimauma Boys & Girls Club at Bethune Park building. The application, specific to the eastern parcel (folio 079294-0000), applies to projects with a stormwater management system serving less than 10 acres with less than two acres of impervious surface. As previously indicated, the construction included a retention pond with a water quality treatment volume of 219 cubic feet and a weir elevation of 97.13 feet (NAVD). The post-development peak discharge rate is 0.24 cubic feet per second (CFS) for a 25-year, 24 hour rain event.

2020 | ERP Exemption for Basketball Court Replacement:
An Environmental Resource Permit (ERP) exemption related to the demolition and reconstruction of the park basketball court on the eastern parcel (folio 079294-0000) was filed in 2020. The basketball court replacement increased the total impervious surfaces on the site by 2,000 square feet with an alteration area of 21,500 square feet, or less than 10 percent of the overall area of the property. Application documents indicate that a shallow excavation area west of the courts was included in construction plans to provide 1/2” treatment volume to fulfill Hillsborough County Stormwater Technical Manual standard. The Southwest Florida Water Management District ultimately granted ERP exemption.

Soil & Groundwater Table:

A geotechnical analysis published in March 2019 as part of the recreation center expansion indicated that site soils are comprised of Archbold fine sand, a moderately well-drained soil, and Myakka fine sand, a poorly drained soil. Groundwater was encountered at depths ranging between 2.6 to 3.1 feet below ground surface (BGS). The Seasonal High Groundwater Table (SHGWT) was estimated to be at depths ranging from 1.5 to 2 feet BGS.

Potential Pond Sizing:

After examining the stormwater model, the Bethune Park site is in a basin considered “volume sensitive,” meaning it lacks a positive outfall. As such, new development is required to retain the difference in runoff volume between the proposed and existing conditions on site.

Using the sketches developed by Stantec, Inc. for the proposed footprint of the additional impervious area, Applied Sciences estimates a pond size between 0.5 and 0.8 acres, depending on the current depth of the water table.

These figures are based on a retrofit of the site. Hillsborough County Development Services or Southwest Florida Water Management District may require bringing the entire site up to code, which would require holding the entire 100-year post-development runoff on the site. (See further discussion under Hillsborough County Stormwater Technical requirements).

2.4.2 Water & Sewer

With the property being located within the Hillsborough County Urban Service Area, Hillsborough County is expected to be the utility provider for water and sewer. This will be an improvement from septic systems that service many of the downtown areas.

2.4.3 Power

Tampa Electric is the utility provider for power.

2.5 ZONING/PERMITTING

2.5.1 Zoning

Bethune Park is located at 5809 Edina St. Wimauma, FL just north of State Road 674 at the terminus of 4th Street. The park is comprised of two parcels.

The eastern portion of the site, Folio 079294-0000, is approximately 5.5 acres and is zoned as residential single family conventional (RSC-6). It contains the Wimauma Boys & Girls Club at Bethune Park building, a playground, parking lots, a paved walking trail, open space, and a covered basketball court. Folio 079294-0000 falls within the following three overlay districts:

- Downtown Wimauma – TDR Receiving Zone and Urban Service Area
- Wimauma Downtown Subdistrict E – Main Street Core District
- Wimauma Downtown Subdistrict B – Downtown Center

The western portion of the site, Folio 079399-0000, is approximately 5.3 acres and is zoned as agricultural rural (AR). It contains a former senior center, a former cannery building, and a recreational field.

The mix of building use, floor area ratio, setbacks, and other design standards for the proposed concept plan will be incorporated into an anticipated Planned Development per ongoing coordination with Hillsborough County Planning Commission in lieu of rezoning or Future Land Use requirements.

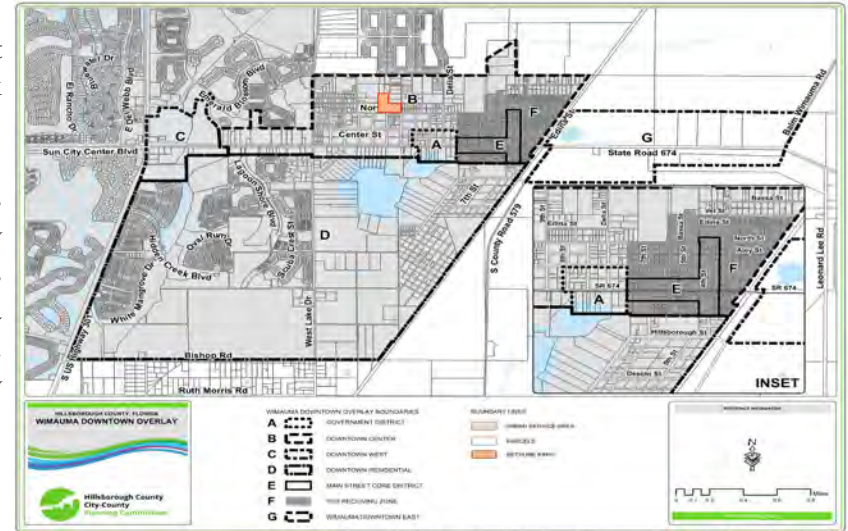


Figure 2-13 Overlay Districts in Relation to Bethune Park
Source: Wimauma Village Community Plan in Hillsborough County Comprehensive Plan

2.5.2 Permitting

Prior to commencement of construction for the park, a series of permits and approvals will be required from local, county, and state agencies. See Figure 2-11 for a list of permits and approvals for the project. This list is subject to change.

Permit/Approval	Approval Authority
Rezone and FLU Amendment	Hillsborough County Board of County Commissioners
Community Plan Boundaries Amendment	Hillsborough County Board of County Commissioners
Site Plan Approval	Hillsborough County Development Services
Building Permits	Hillsborough County Development Services
Environmental Permits	Florida Department of Environmental Protection
Stormwater Management Permit	Hillsborough County Public Works
Utility Permits	Hillsborough County Utilities Department
Construction Permit	Hillsborough County Building Department
Fire Safety Code Review	Hillsborough County Fire Rescue
Water Use Permit	Southwest Florida Water Management District

Figure 2-14 Permits and Approvals

CHAPTER 3 PUBLIC INVOLVEMENT

- 3.1 KICKOFF MEETING
- 3.2 SITE INVENTORY COLLECTION
- 3.3 PUBLIC ENGAGEMENT
- 3.4 INTEGRATING PUBLIC INPUT
- 3.5 CONCEPT WORKSHOP

3.1 KICK-OFF MEETING

In late February 2024, the County hosted a kickoff interdepartmental working group meeting to share initial thoughts and approaches on the issues that a Master Plan for Bethune Park should address. Attendees included representatives from the Departments of Parks & Recreation, Real Estate Services, Water Resources, Public Works, Library Services, Communications & Digital Media, Capital Programs, Development Services, Affordable Housing, and Stormwater Services. Representatives of the Hillsborough County Planning Commission also attended. This working group met three times during the master plan process to share ideas and challenges the plan design team would consider when outlining goals and strategies for Bethune Park’s revitalization.

In mid-May 2024, Hillsborough County staff hosted a kickoff meeting at Wimauma Elementary School to inform residents about the revitalization plans for Bethune Park encouraged their involvement in the planning process. Representatives from other agencies and departments, including Florida Department of Transportation, Parks, Library Services, and Public Works also attended and were available for additional questions about projects and activities planned for the Wimauma area. The event was attended by more than 40 community members.

The meeting began with an overview of the 2021 Wimauma Village Community Plan, which includes ten goals that included “Enhance the Public Realm” and “Increase Parks, Recreation, and Conservation.” County staff then introduced

the 2023 Downtown Revitalization Action Plan for Wimauma, outlining three key strategies: 1. Create an Environment for Community Building, 2. Establish a Blueprint for Inclusion & Mitigating Gentrification, and 3. Allocate Resources for Access to Infrastructure.

A major component of the first strategy involves creating a master plan for Bethune Park. Staff presented a visual of the master plan process, which starts with community brainstorming and discussions to shape preliminary design ideas. This would be followed by further community reviews and surveys before finalizing and presenting the park plan layout. The initial presentation also featured examples of potential park features to inspire attendees. Representatives from the Florida Department of Transportation also presented proposed pedestrian improvement strategies for State Route 674, a main corridor through Wimauma that is identified in previous plans as a safety concern and could serve as a gateway for the Village of Wimauma and Bethune Park.

The kickoff concluded with an invitation to a public community gathering session on May 18, 2024, where residents were encouraged to provide their feedback on the park’s future. Attendees were also introduced to the Bethune Park Engagement Hub, a public platform designed to facilitate ongoing community input.



3.2 SITE INVENTORY COLLECTION

Members of the design team have taken multiple trips to Bethune Park to document and study the existing site elements in order to better understand the current uses and anticipate the future needs of the community. This research has allowed a more environmentally conscious design strategy, utilizing and enhancing the existing conditions of the site.

With this information in mind, the succeeding public engagement meetings focused on the biggest challenges for Bethune Park, its strengths, opportunities for improvement, and how the park could best serve the community.



Figure 3-1 Existing Playground



Figure 3-2 Existing Open Air Pavilion



Figure 3-3 Existing Basketball Courts Under Open Air Pavilion

3.3 PUBLIC ENGAGEMENT

Multiple public meetings were conducted from June to August 2024 to solicit community feedback on prospective park amenities and activities. All meetings and workshops included bilingual team members, and presentation materials were displayed or distributed in both English and Spanish. There were a total of six engagements organized and hosted by Hillsborough County, including the online survey. There were an additional seven engagements in which County staff and representatives attended recurring community meetings and presented to the library’s board. In-person meetings were hosted in multiple locations including educational facilities, community centers, elementary schools, the Wimauma Boys & Girls Club at Bethune Park, among others.

The number of participants varied from seven to upwards of three dozen attendees. The online survey gathered almost five thousand responses from 164 participants in the community.

Sessions focused on the biggest challenges for the park, its strengths, opportunities for improvement, and how Bethune Park could best serve the community.

Some meetings included stations set up around the room to engage stakeholders and the public to solicit specific feedback on various topics. Visitors were welcomed and encouraged to participate in each activity.



Figure 3-4 Community Engagement W/ RCMA (06/11/24)
Source: CCC



Figure 3-5 Community Workshop Meeting (05/18/24)

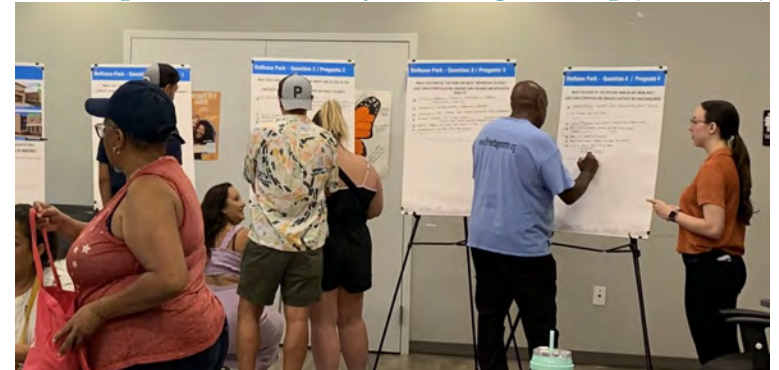


Figure 3-6 Community Workshop Meeting (05/18/24)

Meetings hosted by Hillsborough County:

- 05/13/2024: Kickoff Meeting
- 05/18/2024: Community Workshop
- 06/22/2024: Community Workshop
- 06/03/2024-07/07/2024: Online Survey
- 06/11/2024: Community Engagement with RCMA
- 06/25/2024: Wimauma Elementary Summer Program

Recurring community meetings with County staff and representatives for additional input and discussion:

- 06/27/2024: First Prospect Church Meeting
- 07/02/2024: Wimauma Together
- 07/03/2024: Hispanic Services Council
- 07/23/2024: Wimauma Together
- 07/25/2024: Library Board Presentation
- 08/11/2024: Apoyo a La Comunidad
- 08/17/2024: Wimauma Together

Concept Workshop Hosted by Project Team:

- 09/28/2024: In Person Concept Workshop
- 11/07/2024 - 11/22/2024: Online Survey of Concepts

Conscious Community Connectors (CCC) Meetings:

- 11/24/2024: Apoyo a La Comunidad
- 11/27/2024: Hispanic Services Council Evening Event
- 12/01/2024: Apoyo a La Comunidad
- 12/02/2024: La Estancia's Residential



Figure 3-7 Community Workshop (09/28/24)



Figure 3-8 Community Workshop (05/18/24)



Figure 3-9 Community Workshop (09/28/24)

3.4 INTEGRATING PUBLIC INPUT

05/18/2024 & 06/22/2024: Community Workshop

Two in-person public workshops were held to actively engage the community and gather formal input on desired amenities and activities for Bethune Park. A total of 37 participants attended these sessions. Both workshops followed the same format: attendees used sticker dots to indicate their preferences on display boards showcasing potential park amenities and activities.

Results revealed that the top five indoor amenities were restrooms, business incubator, game room, family games, and a learning center. The top five outdoor amenities were a splash pad, amphitheater, picnic shelters, evening space, and fitness stations.

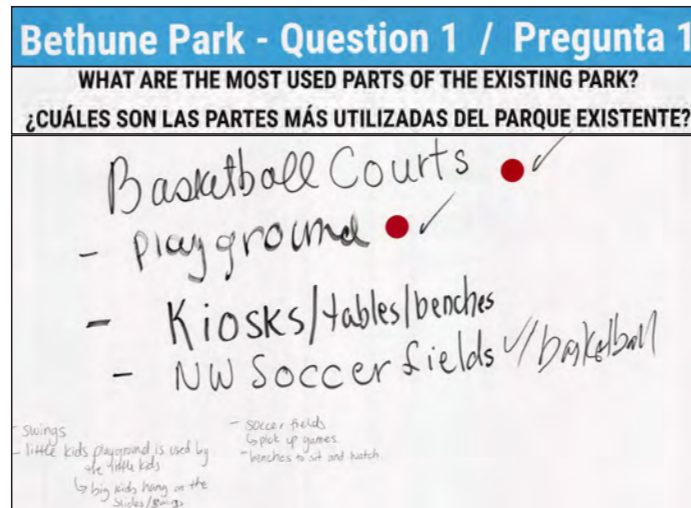
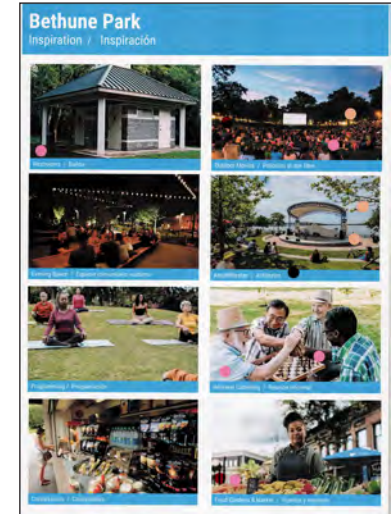
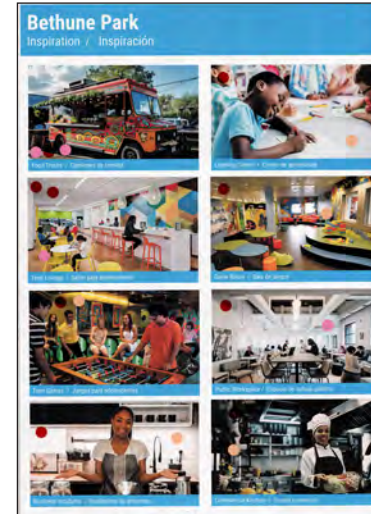


Figure 3-10 Participant Feedback from Community Workshop Meeting (06/22/24)

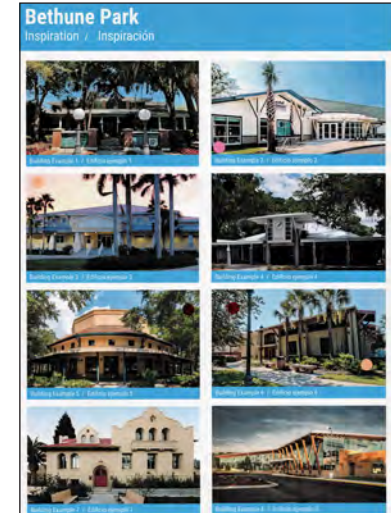


Figure 3-11 Amenities and Programming Boards Presented at Community Workshop

06/03/2024 - 07/07/2024: Online Survey

An online public engagement survey was posted for community members of Hillsborough County to submit their feedback to help develop a comprehensive draft for the Bethune Park Master Plan. The survey gathered the demographics of its participants and asked four questions about existing uses and future uses, providing insightful information from 164 participants who left a total of 4,935 responses.

When asked what parts of the park are most used, people mentioned the basketball courts, playground, fields, and other amenities. In response to existing features that do not work well, individuals answered event spaces, street lighting, walking paths, and the school bus pickup area. People said they would like to see a splash pad, shaded seating areas, fitness stations, an indoor gymnasium, and event space. When they had to order elements from most to least important their top five were picnic/family gathering areas, splash pad, shade trees, event space, and cultural/heritage center.

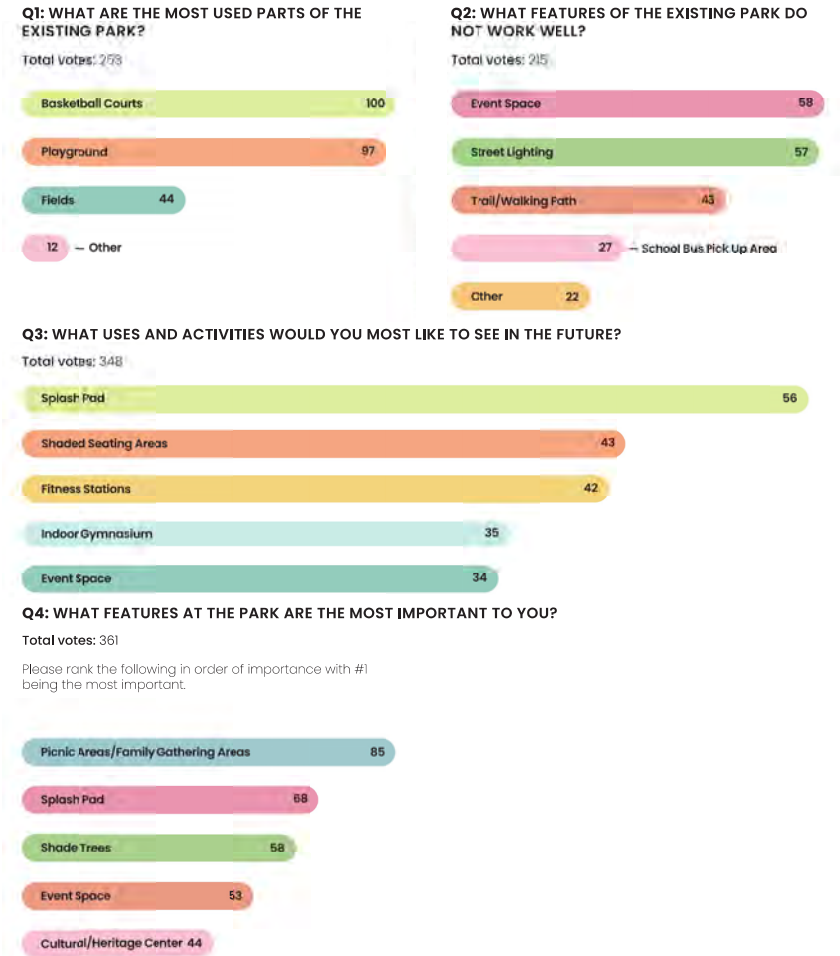


Figure 3-12 Online Survey Results

06/11/2024: Community Engagement with RCMA

The format of the engagement included dividing the students into three groups with English and Spanish speaking facilitators, as well as assistance from the teachers. The redevelopment of Bethune Park was explained to the students followed by an engagement activity. Facilitators showed 24 photos of park elements to the children, then gave them a worksheet with the park footprint to fill in based on their preferences.

Information gathered from the community engagement with RCMA showed that the children’s top five indoor amenities are programming, changeable games, public workspace, teen lounge, and a game room. Their top five outdoor amenities were a splash pad, picnic shelters, concessions, food trucks, and outdoor games. Ideas they voted for consideration included a soccer field, taller slides, seesaw, obstacle course, and a tree house.

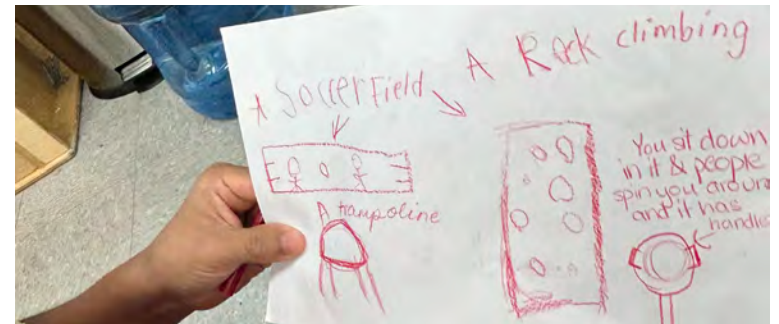


Figure 3-13 All Images Show RCMA Participant Feedback
Source: CCC

06/25/2024: Wimauma Elementary Summer Program

This meeting was hosted at the Wimauma Elementary School where ideas of the present and future uses of the park were presented to young children. The team facilitated discussion and visioning by showing them photos of potential park elements which allowed kids to be creative and draw/write their ideas on a worksheet with the park footprint. The top five indoor amenities were restrooms, public workspace, programming, family games, and a teen lounge. Their top five outdoor amenities included a splash pad, food trucks, picnic shelters, open play fields, and amphitheater. The top five ideas for consideration were specific food options, accessible drinking fountains, no gates, arcade style game room, and a skate park.

06/27/2024: First Prospect Church Meeting

Staff from the County’s Parks and Recreation staff attended to speak with community members about the planning process for Bethune Park, and to gather their feedback. They did not have a ranking system for comments, but pools were a topic of discussion. County staff explained that while pools are no longer being built in Hillsborough County, splash pads are an option. Other topics included, but were not limited to, reuse opportunities for the cannery building, a question about starting a league to utilize the court and field, and the incorporation of historic markers on site.

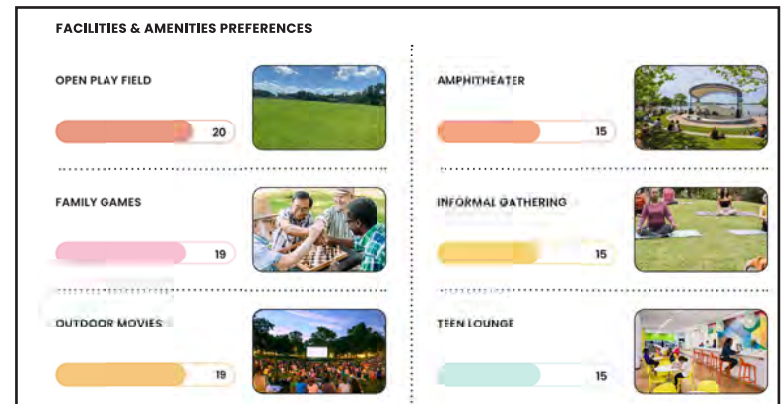
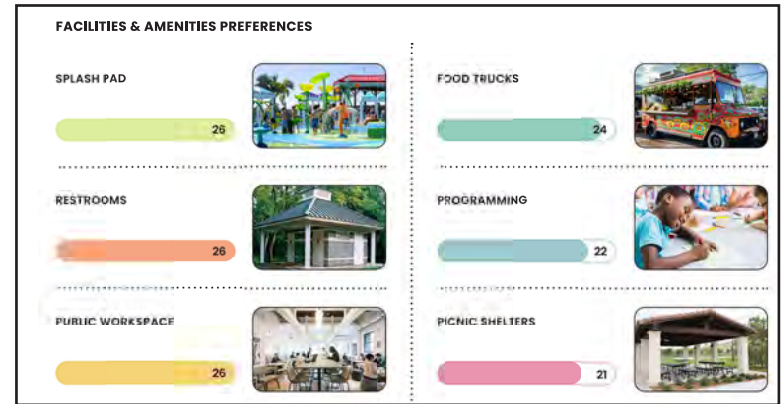


Figure 3-14 Wimauma Elementary Summer Program Survey Results

07/02/2024: Wimauma Together

County staff attended a regularly occurring Wimauma Together meeting. They did not have a ranking system for comments but there were discussions of a library as an extension of the Wimauma Boys & Girls Club at Bethune Park. There was an emphasis on providing equitable programming for children of all ages and abilities. Individuals also addressed general park safety and the many ways a park can support social interaction between community members and how it can be done in a way that preserves the character of the community.

07/03/2024: Hispanic Services Council

This meeting largely served the Spanish speaking community with 85% of attendants speaking only Spanish. They did not have a ranking system for comments, but they discussed accessibility and safety around the park after hours, emphasized the expansion and improvement of internal park circulation, and shared a need for connectivity from the park to the surrounding areas utilizing shared use paths and a covered bus stop.

07/23/2024: Wimauma Together

This meeting allowed the community to voice their concerns and miscommunication that had occurred between community members and county staff at previous meetings. They did not have a ranking system for comments, but attendees shared their preferred park features which included improved lighting, infrastructure around pedestrian safety, and spaces dedicated to play and gathering, among others.

07/25/2024: Library Board Presentation

In late July, Hillsborough County Community & Infrastructure Planning (C&IP) staff presented the Bethune Park Master Planning Process to the Library Board to collaborate with them on their plans for the new library. They discussed the possibility for a joint library/multi-purpose space, and the potential to have the library on site at Bethune Park. C&IP was notified that any plans for the library would need to consider that the temporary library at Bethune Park would be completed in mid-2025. There were no agreements or decisions made about the future library and the park. This was an early-stage discussion to begin communications with the Library Board.

08/11/2024: Apoyo a La Comunidad

Participants of this meeting shared the current issues they have identified in the park and presented their preferences of future park elements they think would benefit the community. The top five indoor amenities were restrooms, teen lounge, a game room, a public workspace, and a commercial kitchen. The top five outdoor amenities were a splash pad, outdoor movie, amphitheater, picnic shelter, good gardens, and a market. The top five ideas for consideration were increased lighting and extended hours, modern and accessible bathrooms, shelters and seating, an amphitheater/event space, and teen/family spaces.



Summary of In Person and Online Data Collection

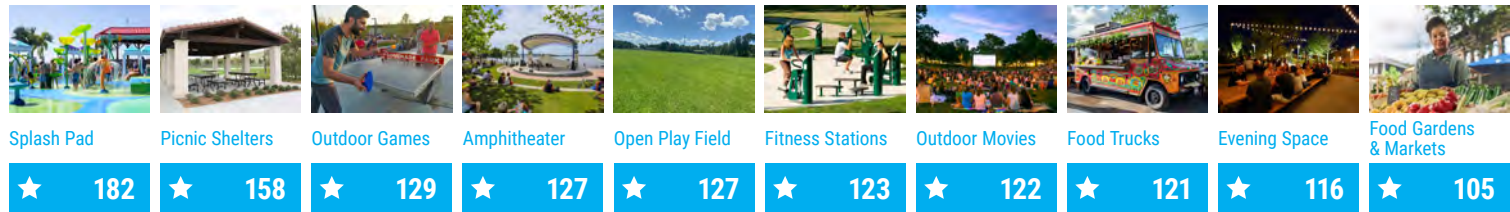
The following images reveal the final tally of the survey results combining the in-person selections with the online selections below. Common themes and considerations collected from open-ended comments provided at in-person engagements, as well as online are also summarized to the right.

This information strongly influenced the process of developing the conceptual plan options for the Concept Workshop meeting.

Additional Community Comments and Considerations:

-  Safety & Accessibility
-  Water Features
-  Additional Programming
-  Amenities & Facilities
-  Youth & Adult Programming
-  Playground Features
-  Historic & Natural Features
-  Opportunities for Expansion & Re-purposing

Outdoor Facilities and Amenities Tally



Indoor Facilities and Amenities Tally

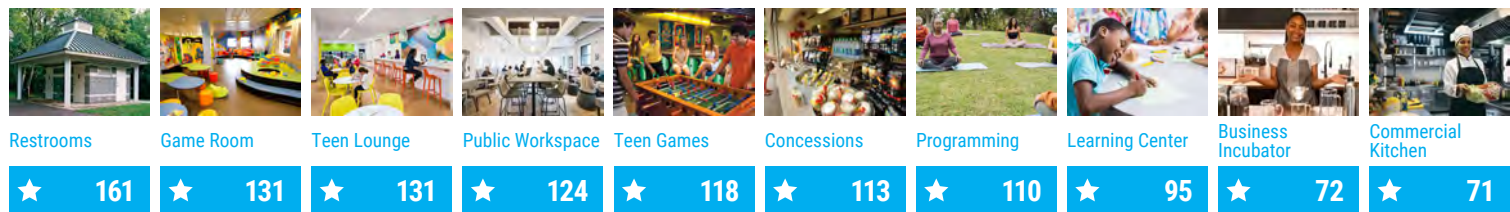


Figure 3-15 Survey Results from both Online Surveys and in Person Meetings

3.5 CONCEPT WORKSHOP

Following the public engagement meetings the project team compiled the information gathered and began using it to inform concept designs for the Concept Workshop on September 28, 2024.

They reviewed feedback that listed what existing park elements were used most, what existing elements did not function well, and what their top five proposed indoor and outdoor amenities were. Based off of this and information further explained in this section, an initial series of three conceptual plans were developed and presented to county

staff. These plans also took into consideration local regulatory requirements, stormwater management, and potential roadway improvements. Based on county staff feedback these three concept plans were narrowed down to two plans to be further developed and refined for the concept workshop.

A series of supplemental boards were also developed to capture regional and local site context, existing park elements, project opportunities and constraints, and a summary of the master plan process to date.



Figure 3-16 Concept Workshop (09/28/24)

Area Challenges according to the information gathered from online and in person surveys



Event space



Street lighting



Trail/Walking paths



Adequate bus pick up area



Not enough parking

On September 28, 2024, the Wimauma Boys & Girls Club at Bethune Park was the setting for a concept workshop that began at 11AM. Attendees included County staff, local business and property owners, and neighborhood residents, including several people who also attended the public engagement meetings.

Numerous stations were set up around the room to engage stakeholders and the public and to solicit feedback on various topics. Visitors were welcomed and encouraged to participate in each activity.

The two concepts are on the following pages with a summary of the engagement findings for the in-person workshop and online survey at the end of this chapter.

Boards Presented

- Master Plan Process Board
- Context Map
- Vicinity Map
- Strengths, Weaknesses, Opportunities, & Threats (S.W.O.T.) Analysis Map
- Site Analysis Map
- Visual Analysis Board
- Summary Boards
- Concept A
- Concept B
- Question Boards for Concept A&B



Figure 3-17 Participants around Concept Workshop Boards (09/28/24)



Figure 3-18 Participants Engaging in Concept Workshop Board (09/28/24)

CONCEPT A

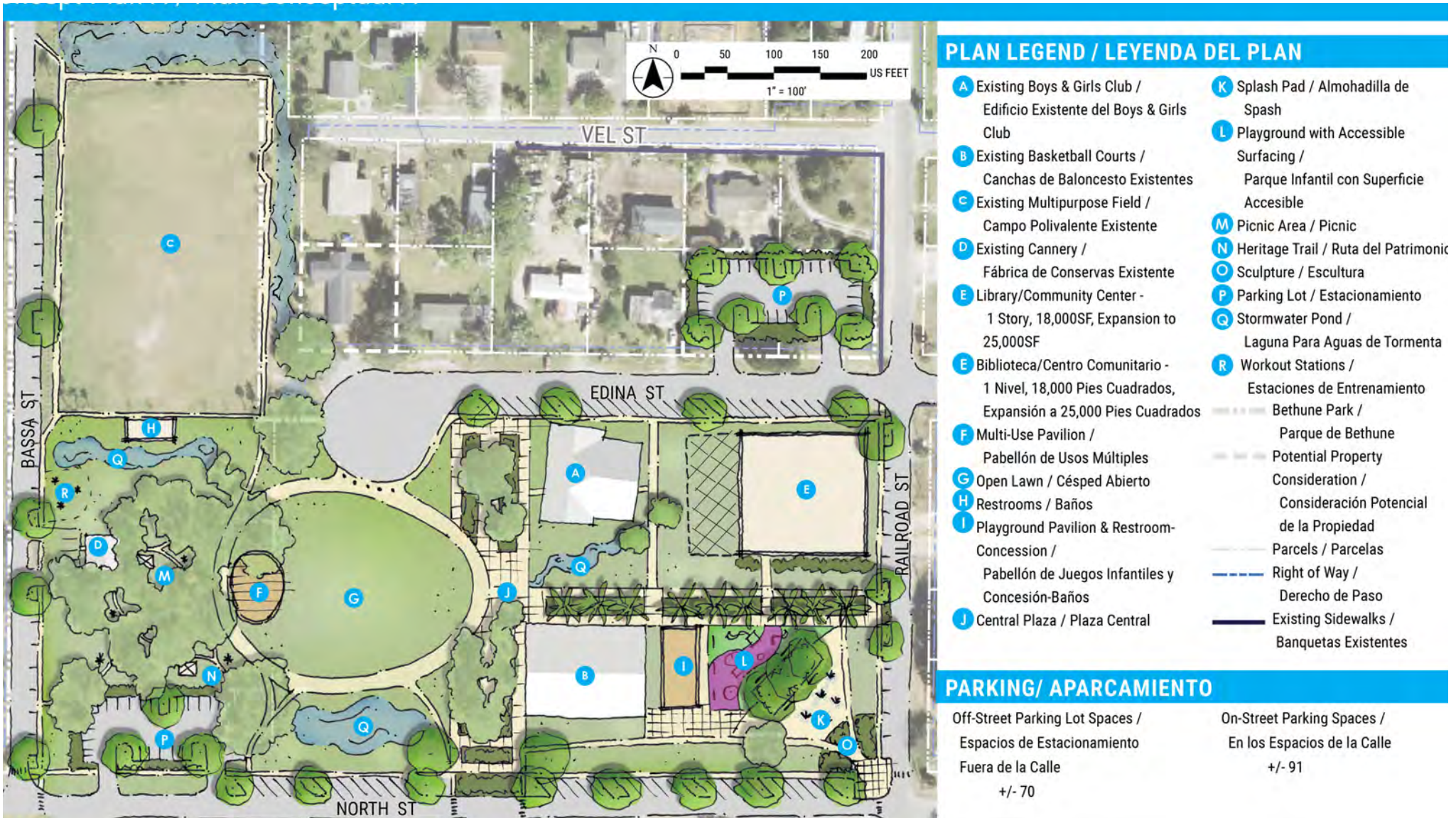


Figure 3-19 Bethune Concept Plan A Presented at Concept Workshop (9/28/24)

CONCEPT B

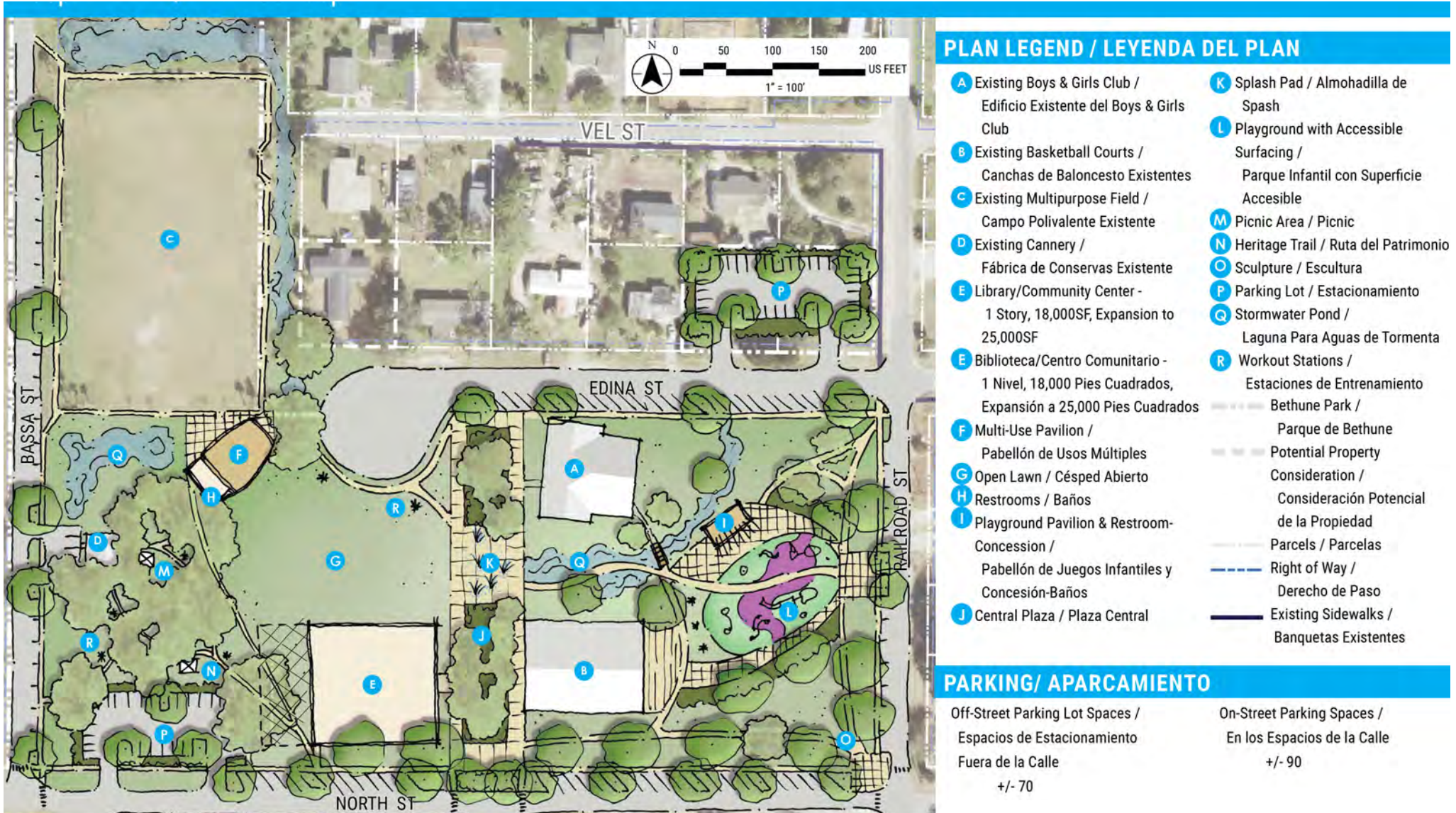



Figure 3-20 Bethune Concept Plan B Presented at Concept Workshop (9/28/24)

Concept Workshop Summary

Reviewing the workshop results revealed that the public favored concept plan B. Community members said they liked the mix between nature and the built features, and they liked the multi-use pavilion and the playground pavilion. While they favored concept B, they proposed additional elements for improvement such as larger splash pads, buildings, more

athletic fields, and creating a community safety village. They named their top five indoor/outdoor facilities and amenities out of a list of approximately 17 listed below. Additional concerns including resilience and increased property value were also discussed.

Preference - Concept Plan B



CONCEPT WINNER






What you liked

- ★ Mix and Connection between Natural and Built Features
- ★ Multi-Use Pavilion
- ★ Playground Pavilion

What would make it better

- 💡 Larger Splash Pads with Sitting Area and Shelter for Parents
- 💡 3- to 4-Story Buildings with Meeting and Gathering Spaces for 200 People
- 💡 Baseball and Soccer Fields
- 💡 Community Safety Village

Top 5 Outdoor Facilities and Amenities

				
★ 3	★ 2	★ 2	★ 2	★ 2
Most Preferred				

Top 5 Indoor Facilities and Amenities

				
★ 2	★ 2	★ 2	★ 2	★ 1
Most Preferred				

Additional Comments

Resilience Features

- Considerations for stormwater needs
- Hurricane-proofing
- Rain shelter for students and commuters

Miscellaneous

- Increased property values and concerns about affordability of area after new park
- Seating options, including benches and family-style tables
- Removal of parking lot to preserve Tut's Place Historic Marker
- Community safety village

Figure 3-21 Workshop Summary of Concepts (9/28/24)

Online Workshop Summary

Reviewing the online results revealed that the public favored concept plan B by a vote of 22 votes compared to concept plan A with 11 votes. After selecting their preferred concept, participants were given an aerial image of Bethune Park as it stands currently with numbers labeling potential locations for park elements. Participants' favorite elements for a given location are shown in the legend. Votes in this activity closely aligned with how the elements were laid out in concept B. Based on these results the element locations are retained in the final conceptual plan and helped validated the design of concept B. Location 7 and 8 received no votes to place elements in these areas of the park.

When asked why individuals chose concept B, the top three reasons for their decision were the location of:

- Library/Community Center
- Multi-Use Pavilion
- Playground

Suggestions for improvement made by the community were:

- Adding rain coverings at the basketball court
- Expanding the multipurpose field for activities like soccer
- Eliminating the parking lot proposed in the NE corner of the site

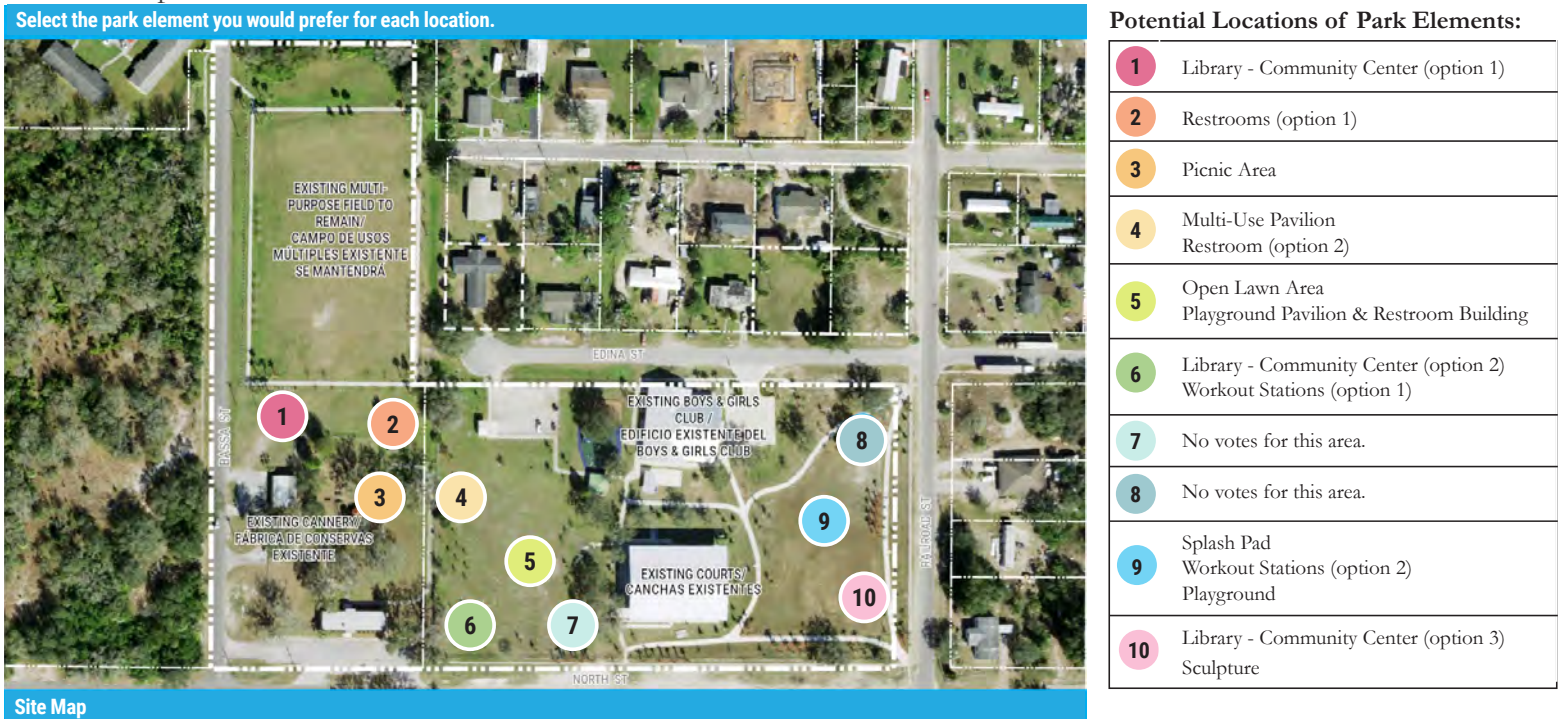


Figure 3-22 Online Summary of Public's Park Element Location Preference (9/28/24)

Following the in-person concept workshop meeting, the project team made their way back into the community surrounding Bethune Park in November and December for further follow-up and engagement. They spent time at local schools, health centers, grocery stores, and at Bethune Park where they engaged with the local community. In these locations they distributed flyers, answered questions, and discussed information from the 09/28 meeting encouraging individuals to share their opinions and participate in the online survey.

11/24/2024: Apoyo a La Comunidad

In this meeting, the project team shared opportunities for the community to participate in similar activities to the 09/28 workshop. The group reviewed the two concept plans, and discussed the splash pad location, the ability to rent event space, parking accessibility, and the addition of a mural or sculpture.

11/27/2024: Hispanic Services Council Evening Event

The project team presented information from the 09/28 workshop and shared the concepts with the community members. A round table discussion was held where individuals participated in sharing their preferences of the concept designs. The general consensus was in favor of Concept A, however, they noted they were most in favor of incorporating the library and splash pad into the design regardless of the concept chosen.



Figure 3-23 Flyers Distributed Around Wimauma

12/01/2024: Apoyo La Comunidad

In this meeting, the project team shared images of the two concept plans to community members and disclosed the County's preference of Concept B. Similarly, the community preferred Concept B and shared an overall excitement about the park elements but emphasized the integration and desire for the library.

12/02/2024: La Estancia's Residential Meeting

The project team presented material from the 09/28 workshop to give an overview of the process. Most time was spent explaining the urban planning process in Wimauma and discussing issues specific to their neighborhood. The individuals of the community responded positively to the park redevelopment and were interested in becoming involved. It was requested that the project team return to present final renderings and explain next steps for the community to be civically involved.

12/03/2024: Hillsborough County Public Outreach

The project team, along with county staff, attended a public outreach meeting hosted by Hillsborough County at the Wimauma Boys and Girls Club at Bethune Park to unveil the final Master Park Concept Plan. The event attracted members of the public, who gathered to learn about the proposed park plan. It was noted that the library board was still deliberating on the final location of the new facility, and substantial funding would be required to ensure the park's successful development. Feedback about the concept was largely positive, with several residents expressing that their comments were carefully considered and incorporated into the design where feasible.



Figure 3-24 Community Engagement in Bethune Park



Figure 3-25 La Estancia's Residential Meeting Presentation

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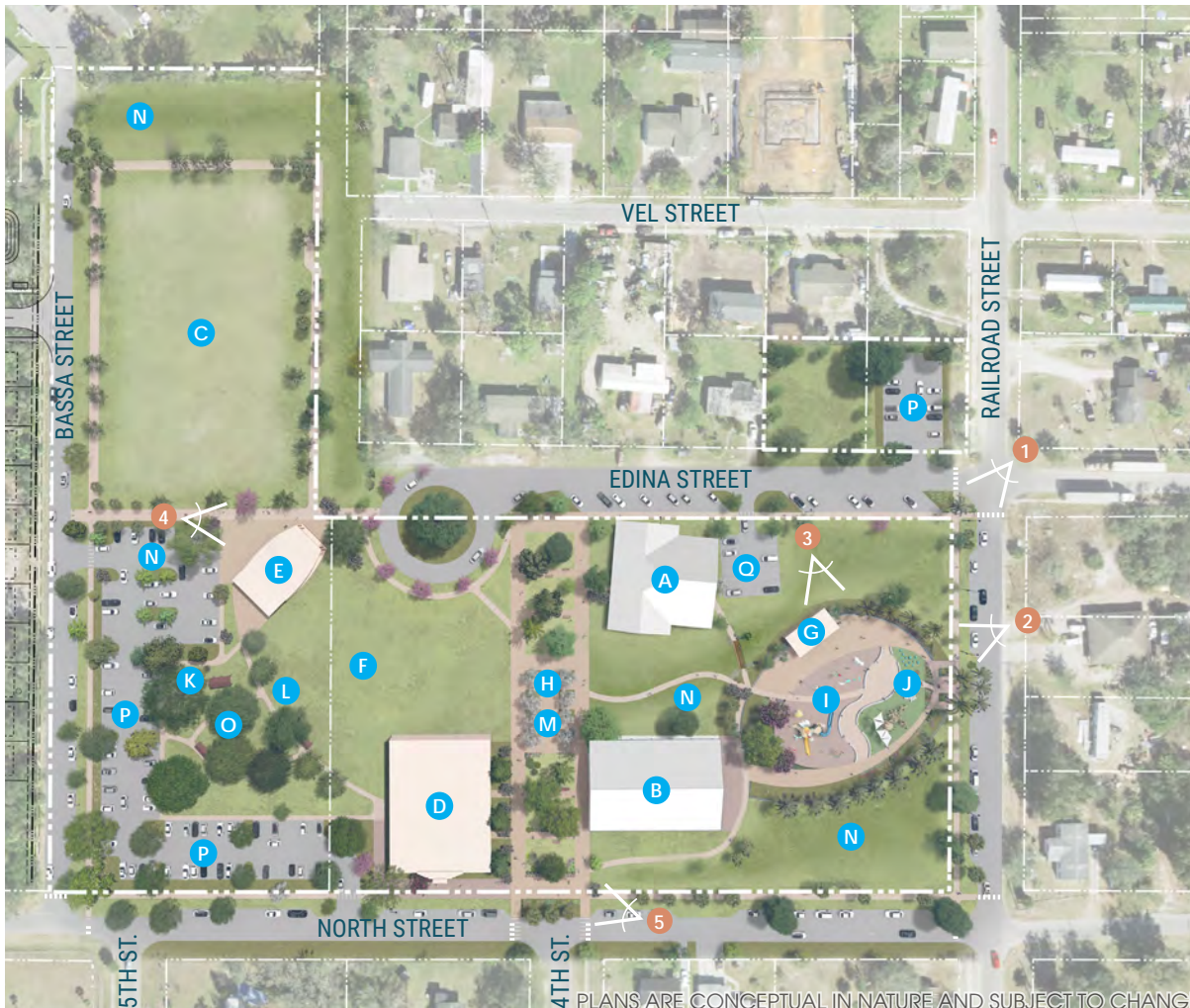
CHAPTER 4 MASTER PLAN

4.1 FINAL CONCEPTUAL MASTER PLAN

4.2 DESIGN ELEMENTS OF THE MASTER PLAN

4.3 ESTIMATE OF PROBABLE COST

4.1 FINAL CONCEPTUAL MASTER PLAN



PLAN LEGEND / LEYENDA DEL PLAN

- | | |
|--|--|
| A Existing Wimauma Boys & Girls Club at Bethune Park / Edificio Existente del Wimauma Boys & Girls Club at Bethune Park | K Picnic Areas / Áreas de Picnic |
| B Existing Basketball Courts / Canchas de Baloncesto Existentes | L Heritage Trail / Ruta del Patrimonio |
| C Existing Multipurpose Field / Campo de Multiuso Existente | M Sculpture / Escultura |
| D Library/Community Center - 2 Story, 25,000 SF / Biblioteca/Centro Comunitario - 2 Niveles, 25,000 Pies Cuadrados | N Stormwater Pond / Laguna Para Aguas de Tormenta |
| E Multi-Use Pavilion & Restroom / Pabellón de Usos Múltiples y Baños | O Workout Stations / Estaciones de Entrenamiento |
| F Open Lawn / Césped Abierto | P Parking Lot / Estacionamiento |
| G Playground Pavilion & Restroom / Patio de juegos Pavilion y Baños | O Existing Parking Lot / Estacionamiento Existente |
| H Central Plaza / Plaza Central | --- Bethune Park and County Owned Property / Bethune Park y propiedad de condado |
| I Splash Pad / Zona de Salpicadura / Zona de Juegos de Agua | - - - Parcels / Parcelas |
| J Playground with Accessible Surfacing / Parque de Juegos Infantiles con Superficie Accesible | ↗ Number and Orientation of Perspective View / Número y orientación de la vista en perspectiva |

PARKING / APARCAMIENTO

- | | |
|---|---|
| Off-Street Parking Lot Spaces / Espacios de Estacionamiento Fuera de la Calle +/- 140 | On-Street Parking Spaces / En los Espacios de la Calle +/- 62 |
|---|---|

Figure 4-1 Final Conceptual Master Plan

4.2 DESIGN ELEMENTS OF THE MASTER PLAN

The components of the Bethune Park Conceptual Master Plan are described below. While this plan is intended to provide the framework for future park renovation, it is important to note that this plan is conceptual in nature and subject to change.

Land Use and Facilities

Access:

Bethune Park will have several pedestrian access points along North Street. The central plaza will serve as the main connection from 4th Street which runs perpendicular to State Road 674. Part of the Community Plan is to create a pedestrian friendly commercial corridor along SR 674 and improve pedestrian access down 4th Street to increase pedestrian accessibility to the park.

Parking:

An expanded parking lot located on the southwestern corner will be utilized with the addition of street parking along Bassa Street, North Street, Railroad Street, Edina Street, and a new lot in a County owned property at the north eastern corner of the site. A total of over 200 spaces are planned between the on-street parking and the parking lots. Additionally, the open lawn and/or existing multi-purpose field can provide overflow parking to accommodate larger events hosted at the park.

Sidewalks and Walking Trail:

Paths along the south and east park edges are existing and will tie into improved sidewalks and walking trails providing

additional connections throughout the park.

Multi-use Pavilion:

The multi-use pavilion, located in the center of the open lawn and existing multipurpose field, allows for park users to utilize either field for capacity depending on the needs of the event. The pavilion's restroom is +/- 1000sf with a covered stage that is an additional +/- 3300sf.

Existing Fields and Courts:

The northwestern field and covered basketball court currently serve as main elements of activation in the park for organized sports. These elements will remain and surrounding areas will undergo improvements during development.

Wimauma Boys & Girls Club at Bethune Park:

The Wimauma Boys & Girls Club at Bethune Park building located along Edina Street will remain. To its left a central promenade preserves existing tree canopy and serves as a connection to 4th Street. Around the building's south eastern perimeter a proposed stormwater area will act as a functional and aesthetic detail.

Library/Community Center:

The library is proposed to be an approximately 25,000sf multi-level building which provides a range of programming for youth, teens, and adults of all ages and abilities.

Sculpture:

A sculpture is proposed for the central promenade.

Open Lawn:

The central open lawn area will serve as a flexible space for many potential uses. Unlike the larger existing field, the intent is for leisure play and smaller events utilizing the pavilion and cul-de-sac.

Restrooms:

Restrooms on site will provide private stalls for safety, accessibility, and comfortability of users which include mothers, families, and other individuals. As noted previously the Multi-Use Pavilion restroom is +/- 1000sf and the restroom located near the playground is +/- 1200sf.

Playground:

The playground is proposed to be on the eastern side of the site and will include a variety of play equipment and rubberized surfacing for accessible play. Seat walls will flank the playground and nearby splash pad for ample seating. The playground and splash pad will have an ornamental fence for children's safety.

Central Plaza:

The central plaza is proposed to run north to south providing access through the center of the park from North Street to Edina Street. Along North Street, 4th Street acts as a direct connection from State Road 674 through the center of the park to Edina Street.

Splash Pad:

Sharing space with the playground, a splash pad will provide an interactive water feature for the park to be used in a variety of ways by the community.

Picnic Areas/ Heritage Trail:

On the west side of the site a trail meanders through existing tree canopy and proposed picnic area connecting to the existing multipurpose field.

Stormwater Ponds:

Throughout the site there will be a series of stormwater features in efforts to capture water from rainfall events. Stormwater areas are proposed to run along the southeastern side of the Wimauma Boys & Girls Club at Bethune Park building, the adjacent open spaces to the north and south of the playground and splash pad area, and along the northern and eastern sides of the existing multi-purpose field.

Workout Stations:

Scattered throughout the site, particularly along walking trails and in close proximity to the playgrounds, stationary workout stations will be placed for members of the community to use.

Planning for Resilience:

Efforts to create a more resilient park include rain shelters for students and commuters, hurricane proofing, and mitigating for stormwater in response to large rainfall events.



PLANS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

Figure 4-2 Aerial View from Northeast Corner



PLANS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

Figure 4-3 View From Railroad St. Looking West Towards Playground and Splash Pad





PLANS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE
Figure 4-4 View from Northeast Corner Overlooking the Playground



PLANS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

Figure 4-5 View From Bassa St. Looking East





PLANS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

Figure 4-6 View from North Street Overlooking the Promenade and the Library