

BROADSTONE ROCKY CREEK

A New Approach



Realigned the trail
closer to Gunn
Highway.



Trail would be moved
in order to create an
entrance closer to
Broadstone Rocky
Creek on Gunn
Highway.

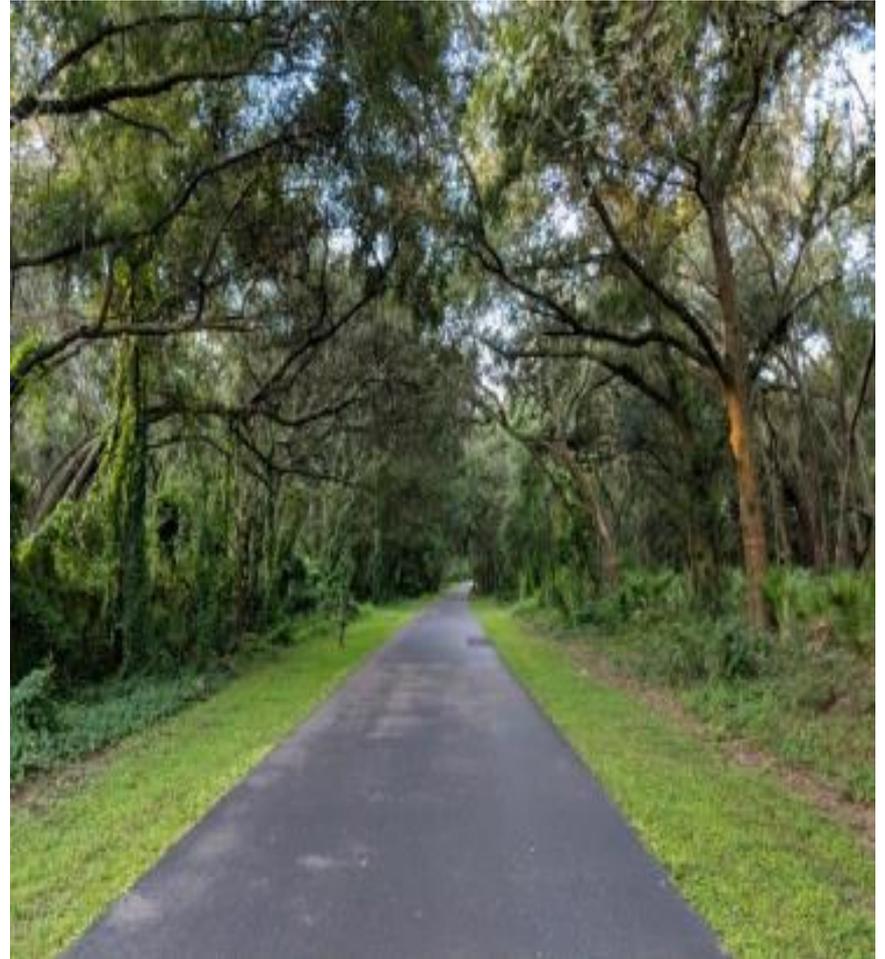


Collapse 3 trail
easement crossings to 1

THE PREVIOUS PLAN

YOU SPOKE, **WE LISTENED**

- Broadstone Rocky Creek *will not realign the Upper Tampa Bay Trail.*
- **No residential vehicular traffic will cross the trail**
- The *tree canopy will be preserved* along the trail while also preserving the wetlands surrounding the property
- The development will be pushed *further away from the trail and property line.*



CONSEQUENCES OF INACTION

- Broadstone Rocky Creek *will not* have an entry drive that crosses the trail.
- *Existing property owner* is motivated to put another development in its place which may cross the trail and depending on the project, may have the power to do so.



LET'S TALK *SAFETY*

-The *current* owner of the property has the *rights to create a road that crosses the trail* putting users at risk of accidents.

-Students, sports teams, running, walking & cycling groups, and pedestrians all use this trail, and *having vehicles interact with them on the trail is unacceptably dangerous.*



OUR *SOLUTION*

Instead of runners, walkers and cyclists interacting with a roadway, we are giving users the ability to enjoy the trail without fear of accidents.

We plan to build a **10-foot state of the art bridge** for pedestrians, runners, and bicyclists along the trail that allows vehicles to pass underneath.

A temporary trail will be built first while the construction of the permanent bridge is constructed.

The Upper Tampa Bay Trail will be available to all users during the construction process.

CONCEPTUAL SITE PLAN

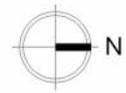


FIRST RESPONDER EMERGENCY GATED ACCESS ONLY

Basewood Ave to Ehrlich Rd Access for Cars, Vans, Trucks

POND
 W/ BANK AND BUFFER: 19,592 SF (0.45 AC)
 W/ BANK AS BUFFER: 29,276 SF (0.67 AC)

260 UNITS
 433 PARKING SPACES



SCALE: 1" = 40'



Hungry Howie's Pizza

Ehrlich Rd

Ehrlich Rd

582

Shell

Ballyhoo Grill

Citrus Park Cyclery

Alloway St

Alloway St

Gunpowder Hwy

587

Fitness-Tek

Alloway St

Hope Church
Presbyterian

Snapper Trailers

Basswood Ave

Alema St

Public ROW

Rocky Creek

Citrus Park Sports
Association

Hillsborough County
Fire Station 13

587

Gunpowder Hwy

587

Upper-Tampa Bay Trail

Upper-Tampa Bay Trail

Upper-Tampa Bay Trail

Rocky Creek

Woodbrook Dr

Woodbrook Dr

Woodbrook Dr

Woodbrook Dr

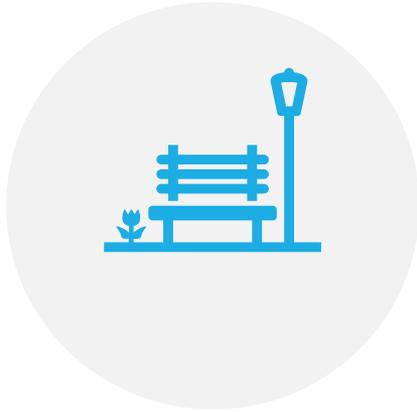
Woodbrook Dr

Upper-Tampa Bay Trail

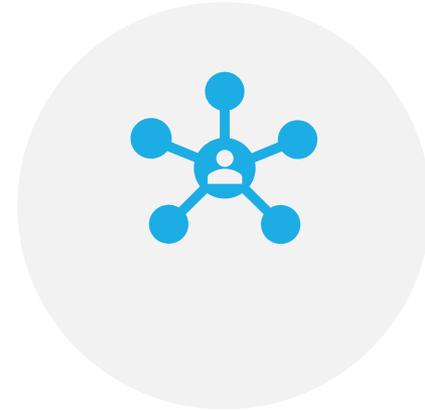
Tamarind Ave

Lennon Valley Pl

Citrus Crest Cir



OUR GOAL IS TO BE GOOD NEIGHBORS IN THE COMMUNITY AND DO WHAT IS BEST SO THAT EVERYONE CAN ENJOY THE UPPER TAMPA BAY TRAIL.



WE BELIEVE THAT BY WORKING TOGETHER AND HEARING YOUR INPUT, WE CAN CREATE A SPECIAL COMMUNITY IN A SPECIAL PLACE.

WHY *BROADSTONE ROCKY CREEK* ?



We want to hear from you and your thoughts and suggestions on the project.



Carlos Ramos



BroadstoneRockyCreek@gmail.com

THANK YOU!