

Crescent Lake Neighborhood Plan



St. Petersburg, FL

Crescent Lake Neighborhood Plan



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CRESCENT LAKE NEIGHBORHOOD PLAN

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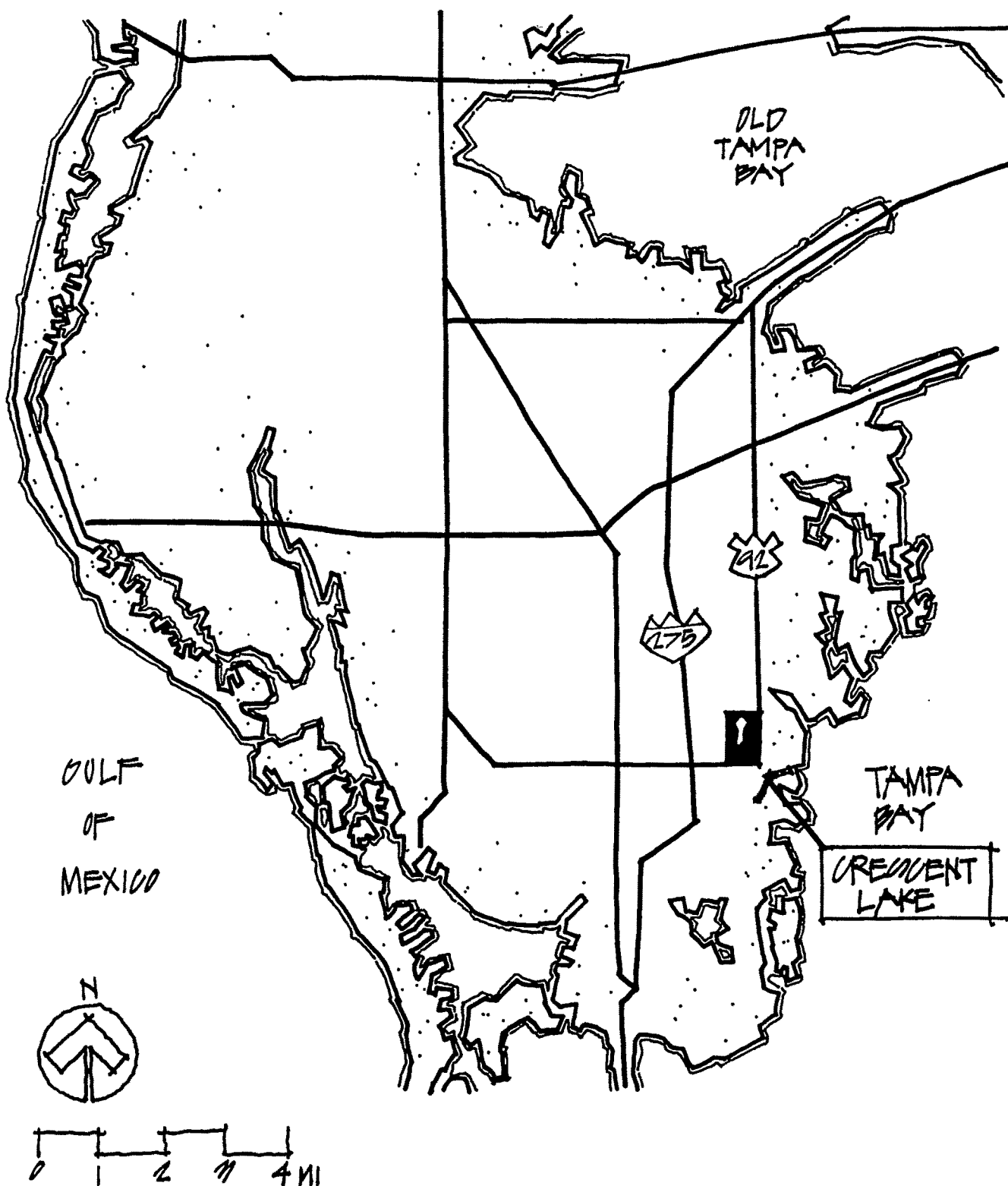
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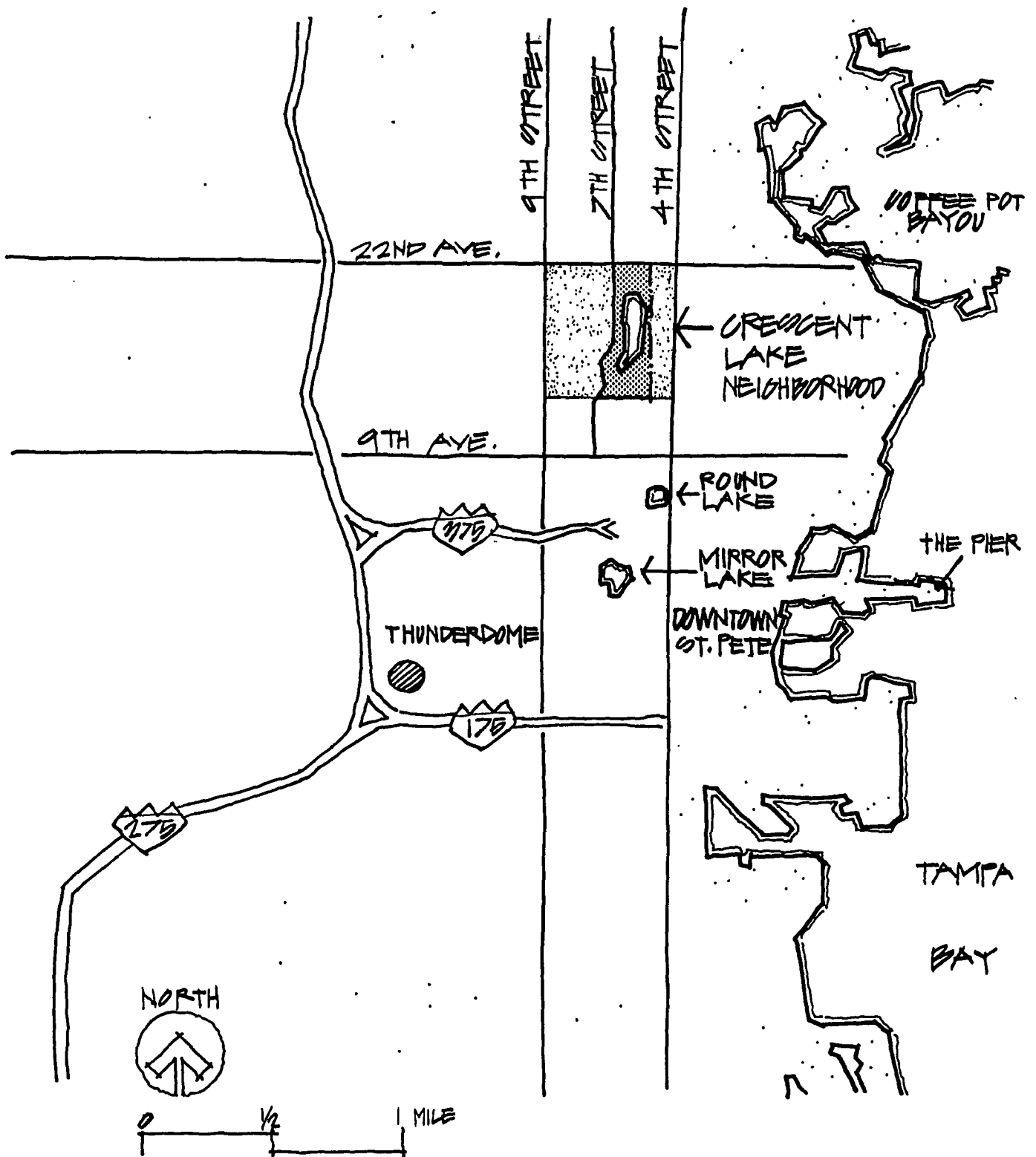
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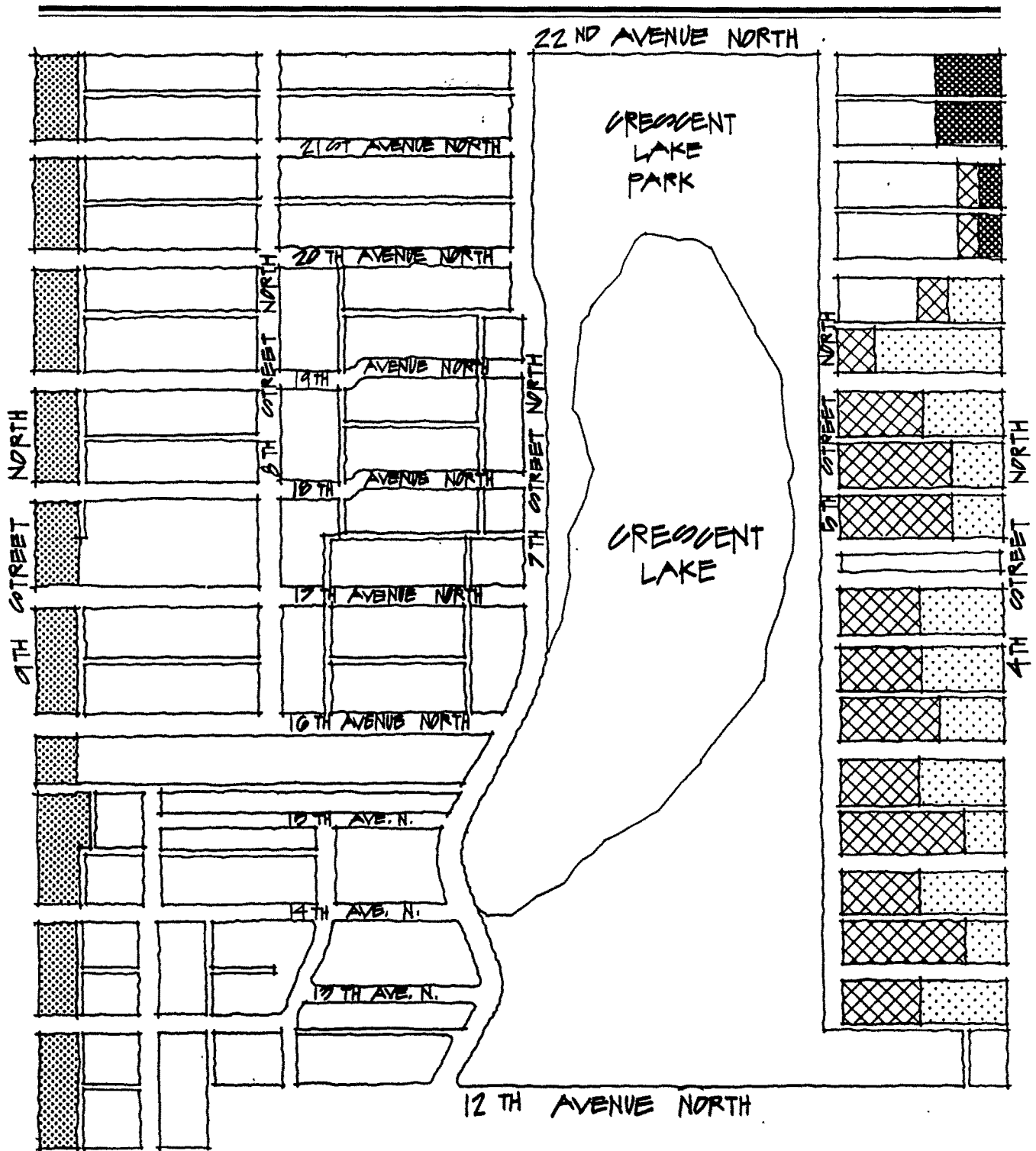
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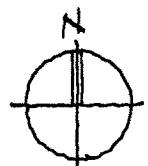
Regional Location Map



City Location Map



LEGEND



Crescent Lake Neighborhood Zoning Map

INTRODUCTION

The Crescent Lake Neighborhood Plan was prepared by the Florida Center for Community Design + Research in conjunction with the Crescent Lake Neighborhood Association's Planning and Beautification Committee, and the City of St. Petersburg Planning Department. In 1990, the Planning Committee defined five elements that would structure the body of the Neighborhood Plan. They are Character and Identity, Infrastructure, Commercial, Residential, and the Crescent Lake Park. Funding for the project was made possible through the City of St. Petersburg's Great Neighborhood Partnership Program with private assistance from Mercantile Bank.

Crescent Lake Neighborhood

The Crescent Lake Neighborhood planning area encompasses a 180-acre tract located one mile north of St. Petersburg's central business district. It is bounded by Fourth Street on the east, Ninth Street (Dr. M.L. King) on the west, by 22nd Avenue on the north, and by 12th Avenue on the south. Laid out by developers in the 1910's, it features amenities associated with older neighborhoods in the area: brick streets, patterned sidewalks, mature trees, and period architecture. In addition, it is uniquely blessed by the presence of Crescent Lake, a 20.7-acre natural lake that lies at the heart of its own 48-acre public park.

Despite its obvious attractiveness, the Crescent Lake Neighborhood planning area had suffered some decline. New construction virtually ceased after the mid-1950's, and the neighborhood's dominant housing type, a compact single family house on a 50-foot lot lost its popularity. The number of rental properties increased and property maintenance decreased contributing to stagnant property values. The conveniences that neighborhood commercial and retail brought to the community were now threatened by the suburban malls. The life of a once socially prosperous neighborhood was falling victim to the impact of new developments.

In 1990 the Crescent Lake Neighborhood Planning Committee was formed to assemble a plan that would identify the strengths of the neighborhood with the intent to preserve and enhance them. The housing stock in the area has survived well over the years and requires minimal maintenance and upgrading. Commercial properties along 4th Street have evolved to attract a larger more regional market with less emphasis on serving the needs of immediately adjacent neighborhoods. However, sporadic development of neighborhood retail and commercial properties along 9th Street has initiated a need for continued growth of mixed-use neighborhood oriented projects. The neighborhood's most significant attribute is Crescent Lake Park, an amenity that attracts many visitors and serves as an extension of residents' front yard.

Neighborhood Planning Issues

Based on statistical analysis and neighborhood surveys contained in the Neighborhood Profile, five planning elements were identified early in the planning process. These issues formed the basis of the neighborhood plan, the major aspects of which are outlined below:

Character & Identity

1. Identify the predominate physical characteristics and landmarks of the neighborhood and encourage their preservation.
- 2.. Develop projects and programs which serve to strengthen the identity of the neighborhood.
3. Beautify the neighborhood, concentrating on the neighborhood gateways.
4. Adopt the Neighborhood Design Review Ordinance in order to maintain the architectural character of the neighborhood.

Infrastructure

1. Ensure safe and efficient pedestrian and automobile transportation throughout the neighborhood.
2. Improve the quality of water draining into and out of Crescent Lake.
3. Evaluate the existing street, alley, and park lighting systems and make recommendations for improvement.
4. Encourage the expanded use of reclaimed water in the neighborhood.

Commercial

1. Support the Fourth Street Corridor Plan as prepared as part of the North Shore Neighborhood Plan.
- 2.. Encourage the creation of a Dr. M.L. King Street Corridor Plan working with the City, businesses and adjacent neighborhoods.
3. Implement streetscape and landscape improvements for Fourth Street and Dr. M.L. King Street.

Residential

1. Prepare a description of the neighborhood's housing stock as a supplement to the Neighborhood Design Review Ordinance.
2. Continue existing residential patterns through examination and enforcement of zoning and land use regulations.
3. Analyze and adopt appropriate programs which strengthen code compliance.

Crescent Lake Park

1. Maintain the overall passive character of Crescent Lake Park.
2. Prepare a beautification and maintenance plan for the park
3. Make recommendations for enhancing the active functions at the southern end of the park including Huggins Stengel Field.
4. Improve the Crescent Lake Park annexes.

History

Pioneer families began to drift into southern Pinellas (then part of Hillsborough County) soon after the Civil War. Many settled near Big Bayou along what is now 22nd Avenue South. Nonetheless, they were probably familiar with the Crescent Lake area, as the current Ninth Street lies atop an old trail that once led to the more populous settlements up-county, and ultimately, overland to Tampa.

In 1873, Alfred Neeld, one of a family of four brothers who figured largely in the early history of St. Petersburg, settled at Crescent Lake. His land extended from the south shore of Crescent Lake south to the current Ninth Avenue. Shortly after his arrival, the area experienced its first land boom. By 1883, all the land in the neighborhood had been purchased from the state by farmers and speculators. Land along the Ninth Street ridge proved particularly useful for citrus groves, and continued in use as agricultural land until converted into residential subdivisions. In 1883 the entire lake area, in an 80 acre parcel that ran from the current 4th Street to 7th Street and from 13th Avenue to 22nd Avenue North, was sold for just \$20.00.

In 1888, St. Petersburg was born when the financially shaky Orange Belt Railway laid track to John C. Williams' land on Tampa Bay. Even before the new town's plat was filed, speculators laid out its first suburb. Within a decade the town had expanded into the Round Lake area.

In 1904, a streetcar line was laid out to service the downtown area. The concept proved popular with developers. Land far from downtown could be purchased inexpensively, subdivided, and sold at a great profit if new streetcar track could be laid to render it accessible. The car line expanded enormously. Citrus grove owners to the north of the city saw their golden opportunity. By 1914, they had brought the streetcar up Ninth Street all the way to the Five Points area at 34th Avenue. The rural nature of the area was about to change.

At the same time, the city was also expanding along the Tampa Bay shoreline. Developer Perry Snell and partner J.C. Hamlett were laying out the subdivisions, now collectively known as Old Northeast, around streetcar track that ran up Locust Street. The Crescent Lake area benefited from both of these lines of expansion. Citrus farmers owned the land between 4th Street and 9th Street. Perry Snell owned the lake and the area east to present 4th Street. Both halves of the neighborhood were laid out in the same manner, with 50-foot lots lining east-west avenues, but were serviced by different arterials. Snell's development was oriented east to Fourth Street, Locust Street, and his bayside subdivisions; the grove subdivisions were oriented west toward the Ninth Street (then Euclid Boulevard) streetcar lines. The swampy, unkempt lake lay between.

In 1919, Perry Snell sold the lake area to the City for development as a park. The price, \$30,000, was considered to be far less than its actual value, but Snell had been pushing the idea of a park for years, even laying out a grand entrance mall for it along 17th Avenue.

The early 1920s, were exciting times for Florida and the City of St. Petersburg. Between 1920 and 1925, the City's population nearly doubled. For the Crescent Lake area it was a time of consolidating earlier gains. With Euclid Place at one end and Allendale at the other, upper Ninth Street was developing into a grand residential boulevard, and scores of new houses went up in the grove subdivisions. To the east the City began work on Crescent Lake Park, at times working 24 hours a day to get the park open late in 1923. In that same year the City began drawing drinking water from wells deep below the lake.

Shortly thereafter, the City, already spring host to the Boston Braves at the downtown waterfront ballfield, signed a contract to bring the New York Yankees to town. To accommodate them the City began construction of the new Huggins Field at Crescent Lake, opening it in 1925. Though the team complained that it was the wettest field they had ever played on, they continued to do so for nearly forty years.

The Florida land boom of the 1920s ended three years before the stock market crash, so in St. Petersburg the Depression hit an already sluggish economy. Work in the neighborhood came to a standstill. Empty lots abounded on the east side, and on the west side immediately above the lake. Only the blocks between Eighth and Ninth Streets were filled in enough to look prosperous. The park, though open, was still fairly wild and inaccessible. At this time, the lake was used as a dumping ground for alligators trapped in more populated areas of the city.

By the late 1930s the local economic picture had improved. Developers were once again looking at the Crescent Lake area, and this time they decided to take advantage of the neighborhood's central feature, the lake. Earlier developments had shunned the lake and oriented the lots to take advantage of the major transportation routes into and out of the area. Even the lakeside lots faced north or south rather than onto the park.

The neighborhood underwent a major redesign. Fifth and Seventh Streets were put in as fine palm-lined drives to open up the lakeside. Large new houses were built facing the lake, and the park was improved accordingly. Lots on the older avenues were purchased and built upon. The neighborhood was in business again.

Only World War II could interrupt this trend. However, by 1947, St. Petersburg was in the midst of a housing boom of unprecedented proportions. Thousands of lots were available in established neighborhoods, but they were quickly purchased. The Crescent Lake area began to look much as it does today.

The housing boom continued into the 1950s but soon left older neighborhoods behind. Most of the lots were filled, and those left were of an unfashionable size. These were the years of the low, spreading "ranch house," which could only be accommodated on special wide lots carved from

inexpensive land on the outskirts of town. People moved to the suburbs and business followed. Years of stasis, and, finally, decline followed for many of the older areas of the city.

Perhaps because of its natural beauty, the Crescent Lake Neighborhood weathered these years rather well. Fortunately, in the 1970s older neighborhoods were “rediscovered.” Older houses were now seen to be superior in size and workmanship, and their environs offered mature landscaping and a pleasing pedestrian scale. Although Crescent Lake undoubtedly benefited from this trend, the outstanding local beneficiary was the Old Northeast area. The increase in property values there impressed City Hall, which in the late 1980s established the preservation of older neighborhoods as an official policy with the development of the Great Neighborhood Partnership Program. This Crescent Lake Neighborhood Plan grows out of the association’s support for that city program.



View of Crescent Lake Park with Banyon Tree

CHARACTER AND IDENTITY ELEMENT

The goal of this section of the plan is to identify existing elements that contribute to the overall character of Crescent Lake Neighborhood and promote the development of new projects and programs that will preserve the neighborhood's character and strengthen its identity. Within each element is a more detailed description of the character of that aspect of the neighborhood.

The Planning Committee has identified the following existing physical characteristics as assets which contribute significantly to the Neighborhood's character:

1. Commercial corridors along east and west boundaries.
2. Crescent Lake Park (including Huggins Stengel Field and the water tower) ringed by residential properties.
3. Compact 50' x 120' lots.
4. Diversity of architectural styles.
5. Diversity of housing types, sizes, and costs.
6. Diversity in age groups and household types.
7. Largely developed from 1920's to 1950's.
8. Common physical elements:
 - a. Hexagon block sidewalks
 - b. Granite curbing
 - c. Brick streets
 - d. Service alleys

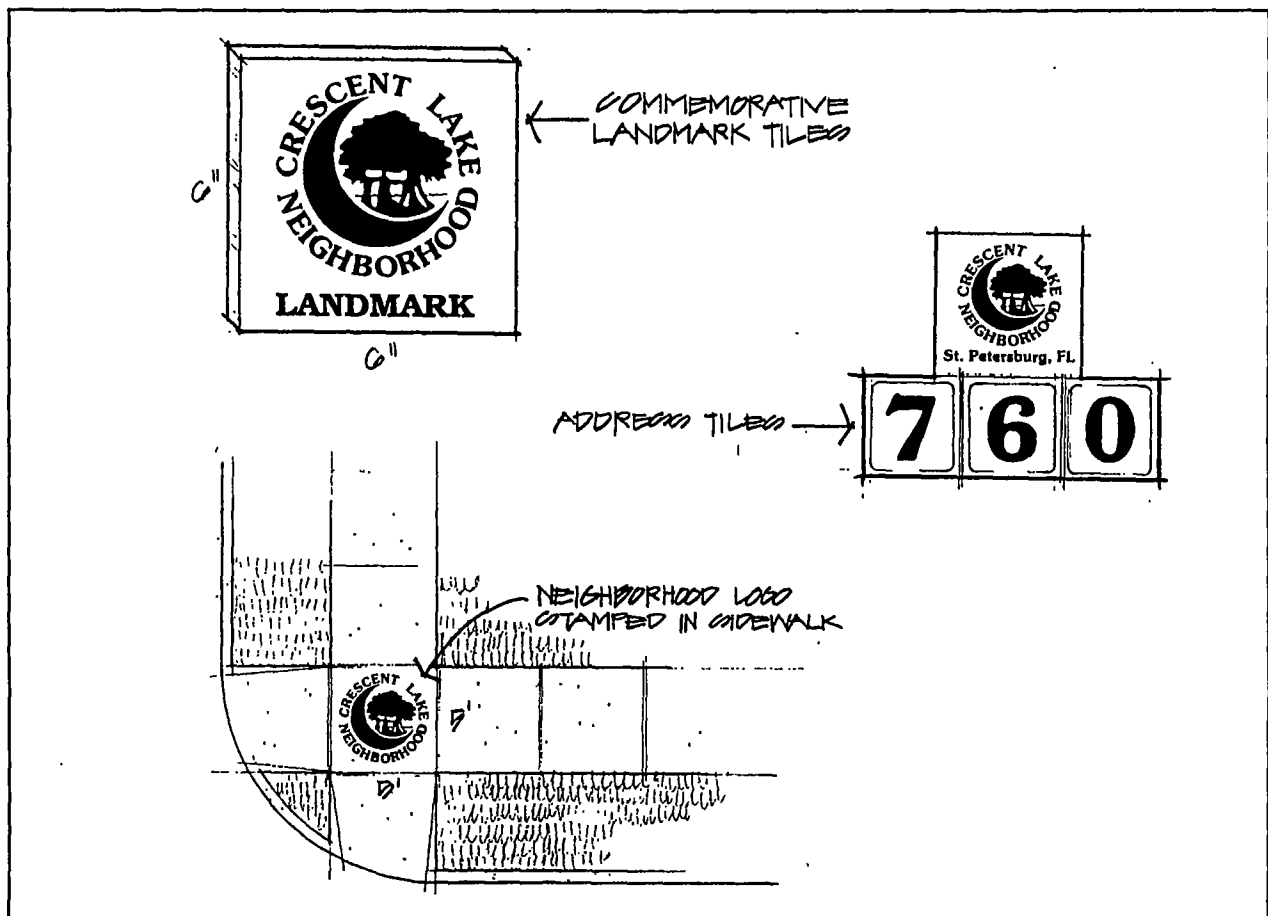
Issues

1. Identify the predominate physical characteristics and landmarks of the neighborhood and encourage their preservation.
2. Develop projects and programs which serve to strengthen the identity of the neighborhood.
3. Beautify the neighborhood, concentrating on the neighborhood gateways.
4. Adopt actions and policies which serve to maintain the architectural character of the neighborhood.

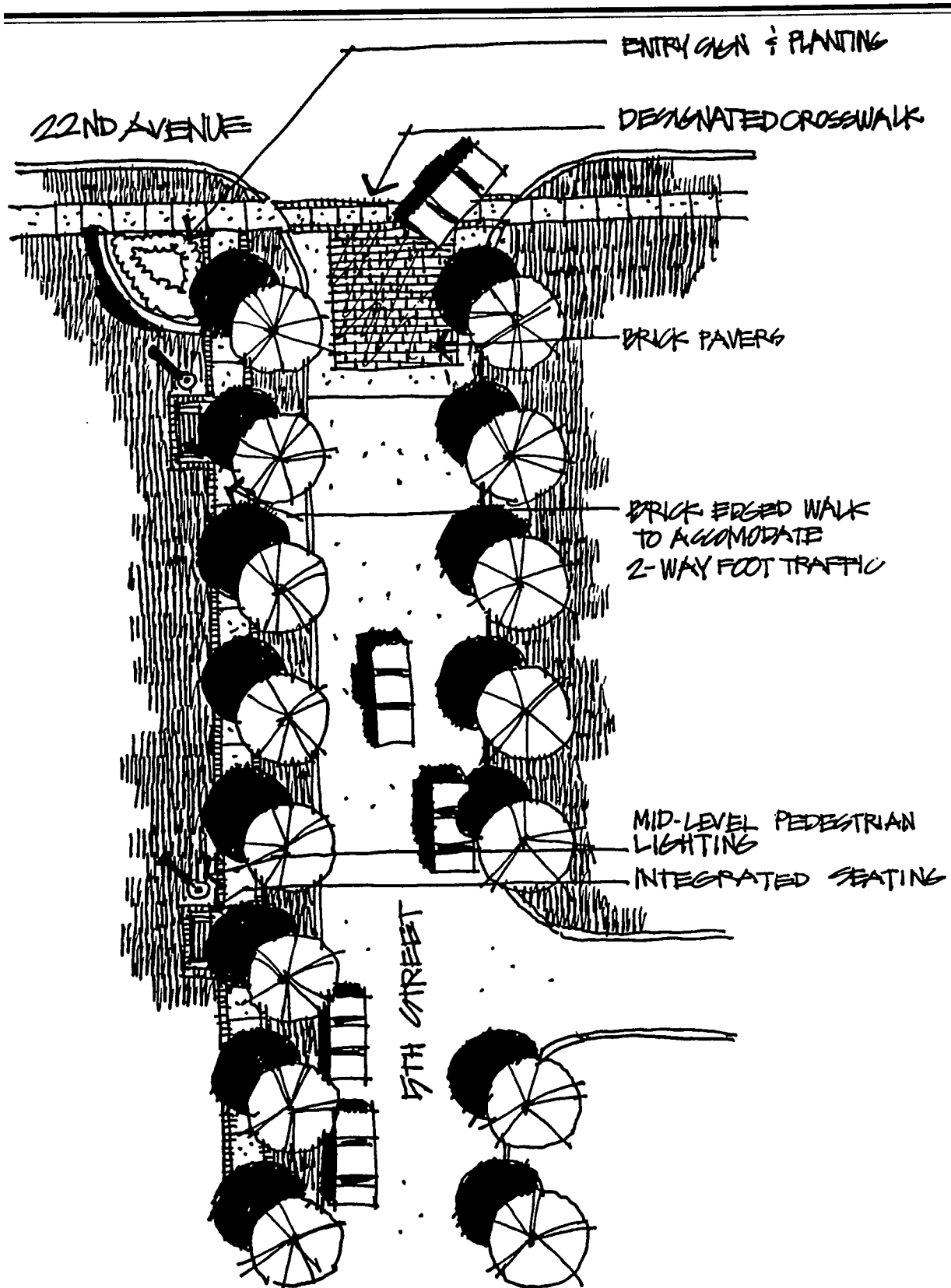
Recommendations

1. Pursue city landmark designation for Huggins Stengel Field and the water tower.
2. Maintain the neighborhood logo street signs.
3. Implement a project of distinctive neighborhood logo and address tiles.
4. Produce commemorative tiles and give to owners of neighborhood landmarks.
5. Stamp neighborhood logo in sidewalks at intersection of 4th Street and 12th Avenue North; 4th Street and 22nd Avenue North; Dr. M.L. King Street and 12th Avenue North; and Dr. M.L. King Street and 22nd Avenue North.
6. Designate neighborhood plant or plants and encourage their cultivation throughout the neighborhood.

7. Rename 7th Street "Crescent Lake Drive" from 12th Avenue North to 22nd Avenue North. Encourage Crescent Heights Neighborhood to participate and extend re-naming to 30th Avenue North.
8. Enhance the neighborhood gateway at 5th Street and 22nd Avenue North; 7th Street and 12th Avenue North; and 7th Street and 22nd Avenue North. Improvements might include partial restoration of brick streets, distinctive landscaping concentrated around the park signs, stamping of logo in sidewalks and accent lighting at the park signs. The gateway at 17th Avenue North between 4th and 5th Streets was improved in 1994 with a Great Neighborhood Partnership Grant.
9. Adopt Neighborhood Design Review Ordinance and work to preserve the neighborhood's character as described in the various elements of the plan.



Conceptual Sketches of Address Tiles, Landmark Tiles, and Sidewalk Logo



Conceptual Gateway Design:

22nd Avenue and 5th Street; 22nd Avenue and 7th Street similar; 12th Avenue and 7th Street similar.

INFRASTRUCTURE ELEMENT

Recognizing that sound infrastructure is essential to the safe and efficient functioning of the neighborhood, the various infrastructure systems were analyzed. Based on this analysis, a series of recommendations have been developed to maintain and improve the neighborhood's streets, alleys, sidewalks, lighting and water.

Crescent Lake Neighborhood's streets were laid out early in this century. They are platted in a rectangular grid system typical of its era, with minor irregularities due to having several developers responsible for platting the streets. Crescent Lake Park is a major interruption between the east and west sides of the neighborhood, with the only automobile connections at 12th Avenue North and 22nd Avenue North.

All of the streets were originally surfaced with brick. However most were later covered with asphalt, although several have retained their brick paving. Except for 4th Street and Dr. M.L. King Street, which are major arterials, and 17th Avenue North between 4th and 5th Streets, which has one-way traffic on either side of a 28 feet wide landscape median, all of the streets are two lane with two way traffic and parallel parking on either one or both sides.

Almost all of the blocks have alleys which are typically about 15 feet wide. Usually the alleys run east-west, although almost all of the blocks between 8th Street and Dr. M.L. King Street have a "T" configured alley so that the lots along Dr. M.L. King Street are perpendicular to the street. Also several of the blocks between 7th and 8th Streets have an "H" configured alley for a similar reason. The alley surfaces are sand, brick, or asphalt.

As was standard for neighborhoods developed in the first half of the 20th century, most of the streets have sidewalks along both sides. They are typically 5 feet wide and have a 5 feet wide landscape strip between the street and sidewalk. There are several blocks without sidewalks, as there are several with interrupted sidewalks. Originally most of the neighborhood's sidewalks were made of concrete hex-blocks. These were often integrally colored and arranged in decorative patterns. Today, however most are cast-in-place concrete.

Most blocks have two street lights which are standard cobra-head fixtures mounted on wooden poles approximately 25 feet high. There are some alley lights, but these are sporadic. There are standard street lights around the perimeter of Crescent Lake Park along 5th Street, 7th Street, and 22nd Avenue North. The interior of the park has pedestrian scaled light fixtures about 12 feet tall with an average spacing of 150 feet alongside the walkways which encircle the lake.

All of the neighborhood's stormwater drains into street gutters and from there into Crescent Lake. The main outfall structure for Crescent Lake is at the north end of the lake which drains via underground culvert into Boffee Pot Bayou. The stormwater coming into and out of Crescent Lake is untreated.

Reclaimed water service is available in the neighborhood and is used to irrigate Crescent Lake Park as well as several private properties. However, since the reclaimed water lines are only in place along 21st Avenue North and 7th Street it is very expensive for most property owners to connect to the lines.



View of Crescent Lake Park

Issues

1. Ensure safe and efficient pedestrian and automobile transportation throughout the neighborhood.
2. Improve the water quality draining into and out of Crescent Lake.
3. Evaluate the existing street, alley, and park lighting systems and make recommendations for improvement.
4. Encourage the expanded use of reclaimed water in the neighborhood.

Recommendations

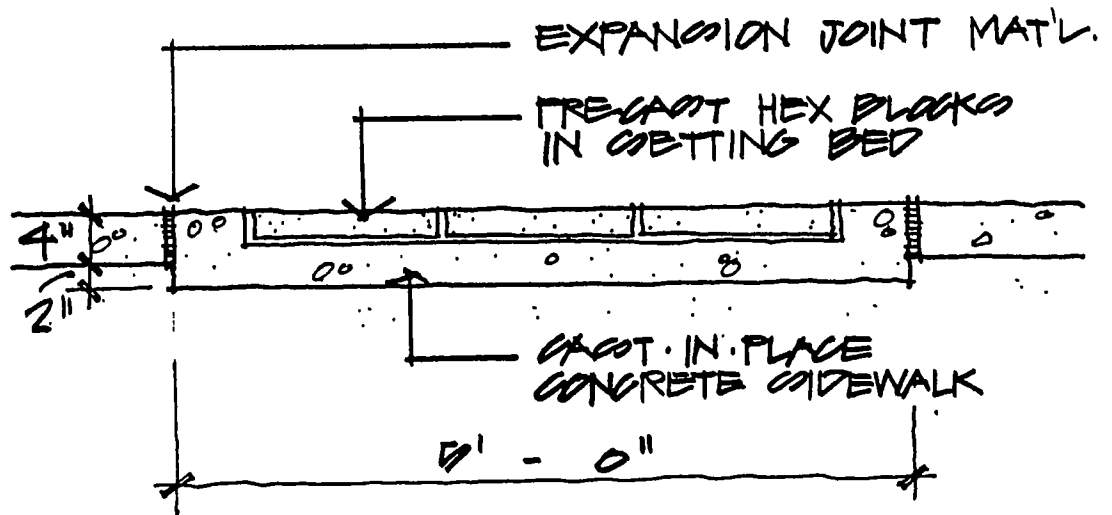
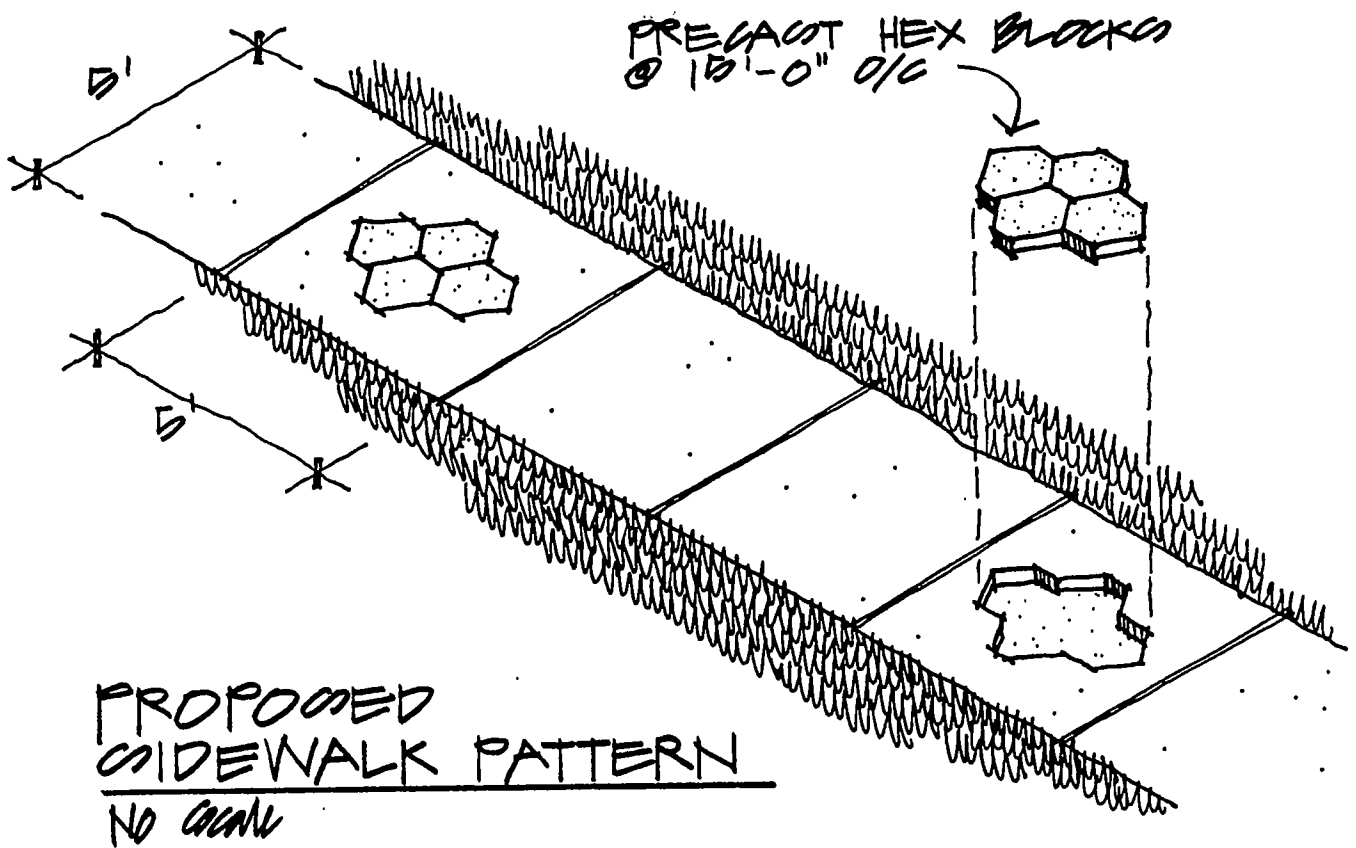
1. Maintain the existing period infrastructure including brick streets, granite curbing, and hex-block sidewalks.
2. Encourage, where appropriate, property owners to work with the city to repair or install sidewalks.
3. Encourage property owners to include hex-block inserts at 15 feet on center when installing new sidewalks.
4. Maintain existing street and alley system throughout the neighborhood.
5. Research automobile speed along 5th Street and 7th Street and implement, as necessary, traffic calming devices to ensure pedestrian safety crossing to and from the park.
6. Enhance pedestrian safety at the 22nd Avenue North and 7th Street intersection by installing pedestrian crossing signs and/or painted crosswalk.
7. Upgrade existing culverts draining into and out of Crescent Lake to filter large refuse and remove oil and petroleum based fluids.
8. Initiate a lighting survey and identify locations for new street and alley lights; then forward the results to the appropriate agencies.
9. Where additional alley lighting is desired by residents, encourage adjacent property owners to share the cost.
10. The Neighborhood Association will research and make available information concerning water service.



Stormwater Drain at Crescent Lake



Brick Street, Granite Curb, and Hex-Block Sidewalk



DETAIL THRU HEX BLOCK

11/4" = 1' - 0"

COMMERCIAL ELEMENT

The east and west boundaries of the Crescent Lake Neighborhood (4th Street between 12th and 22nd Avenues North and Dr. M.L. King Street between 12th and 22nd Avenues North, respectively) are sections of important commercial corridors. These two commercial precincts offer some neighborhood-oriented businesses but have been evolving to serve a much wider region. The two streets have evolved at different rates, however, and are distinct in their character.

Fourth Street is predominately Commercial General zoning and has the air of a post-Second World War commercial strip. Automobile age architectural forms -- gas stations, motels and automobile showrooms -- predominate, although current tenants are more varied. Several businesses have extensive parking areas and/or drive-through facilities. Despite this, average commercial depth is limited. Older structures are built flush with the sidewalk and their parking is to the rear. Dr. M.L. King Street was developed somewhat earlier as a residential boulevard and a strong residential flavor remains. Fifty-four percent of the structures between 12th and 22nd Avenues North were built as single family houses, with many now converted to office use. Predominate zoning is RO-1. There are few large parking lots and intrusion east into the neighborhood is limited by a north-south alley that runs behind the King Street Structures.

The Association has voted to support the Fourth Street Corridor Plan developed in connection with the North Shore Neighborhood Plan and the Committee encourages the development of a similar plan to serve Dr. M.L. King Street between 12th and 34th Avenues North. In both cases, the goal is to provide a greater sense of "place", to encourage new construction that is compatible with high-quality existing structures, to provide opportunities for neighborhood-oriented commercial, and to improve the corridor's visual ties to the neighborhood while limiting their intrusiveness.



View Along 4th Street North

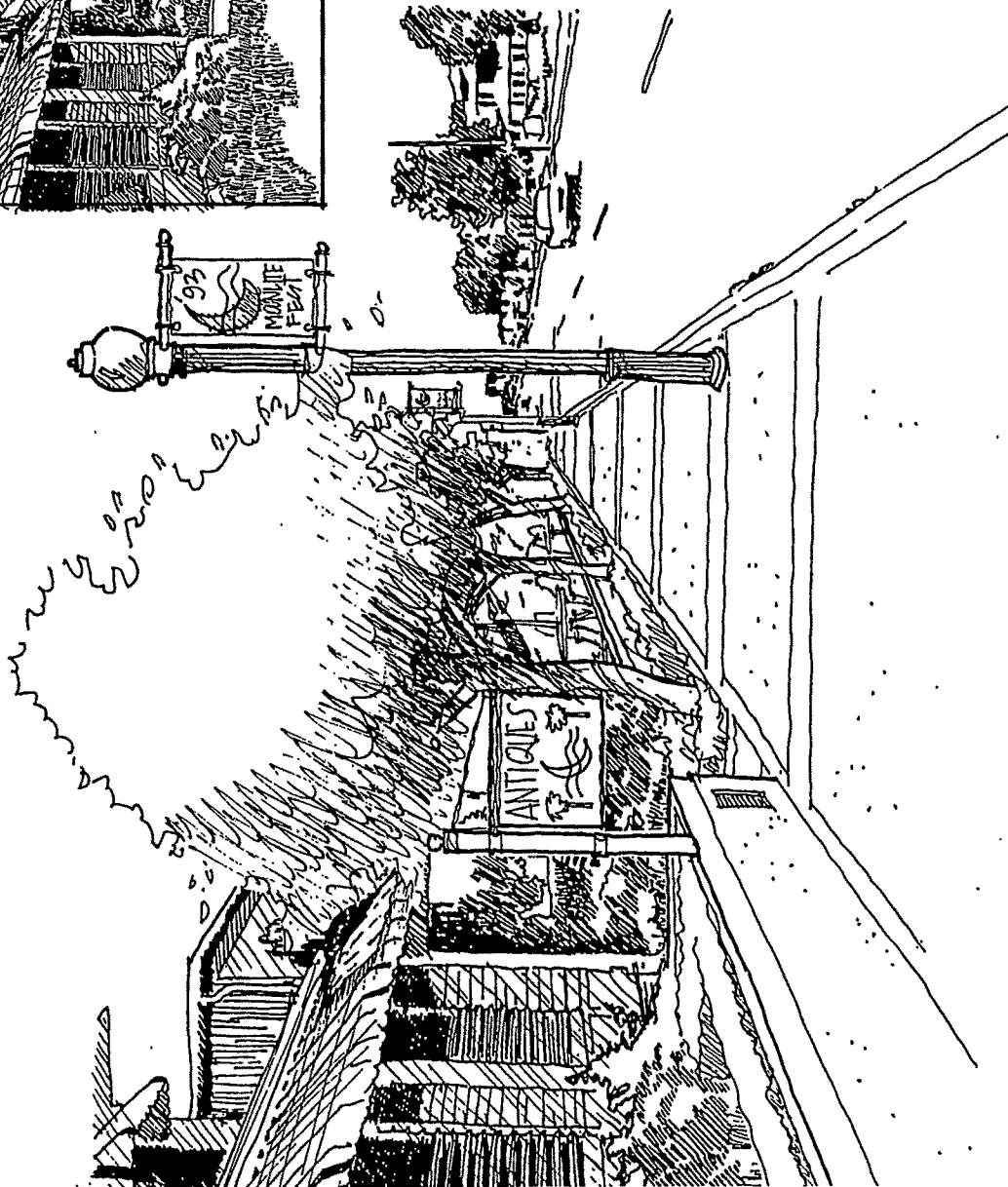
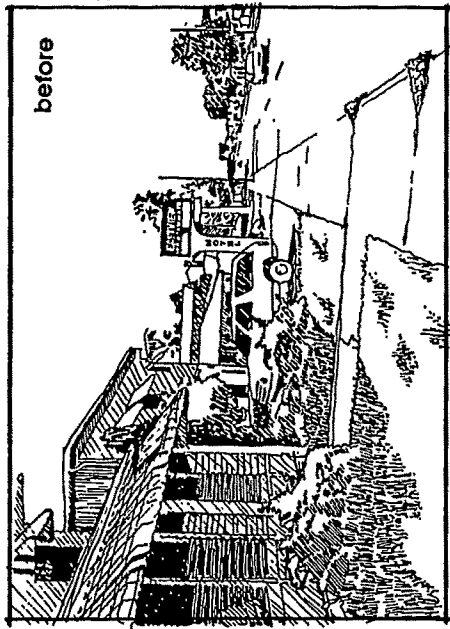


View Along Dr. M.L. King Street North



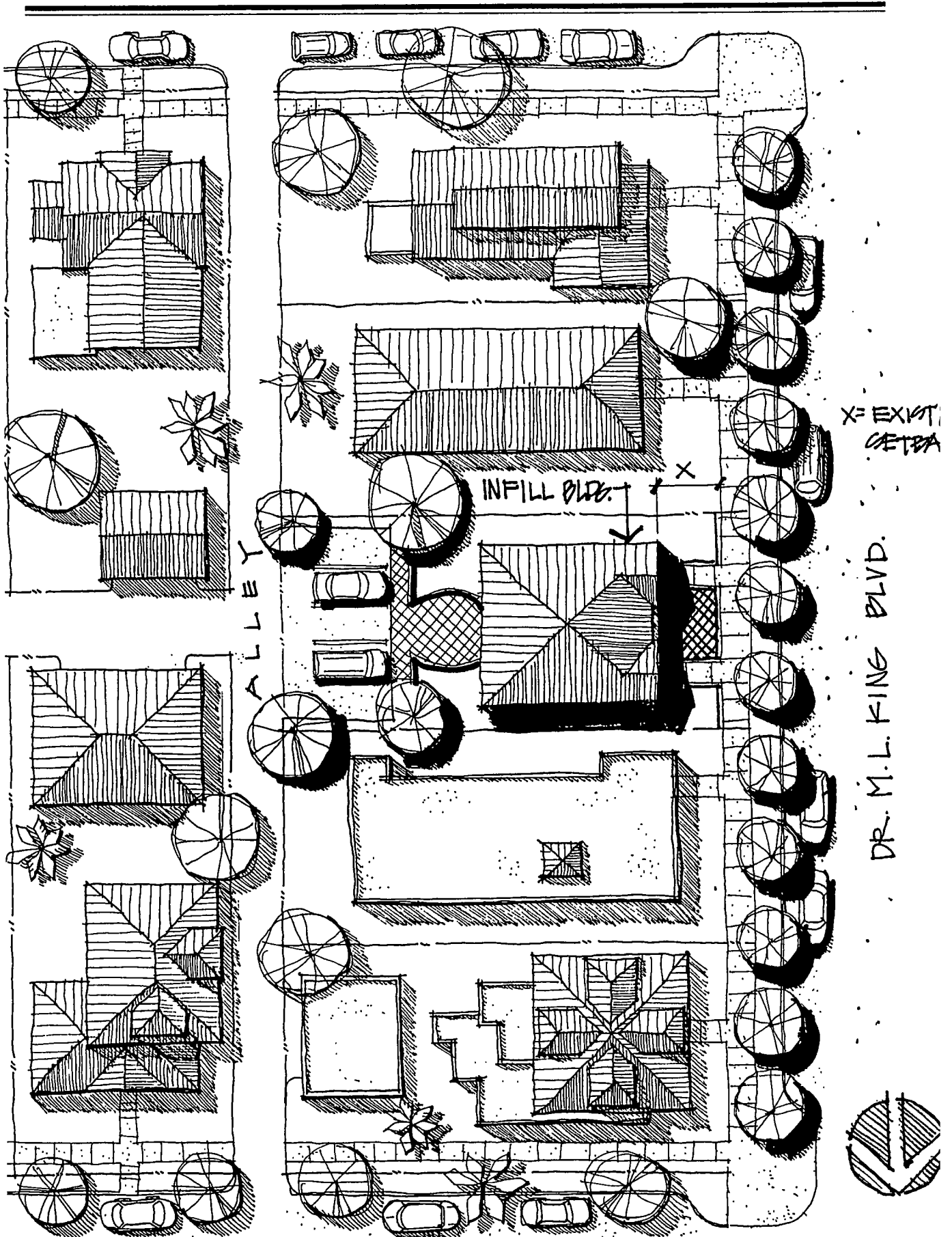
View Along Dr. M.L. King Street North

Conceptual Sketch of Dr. M. L. King Street North Corridor Improvements



Interventions

1. Widen sidewalk to 8' to accommodate two-way pedestrian traffic and street furniture, i.e. benches, lampposts, mailboxes
2. Install pedestrian (scaled) lighting along curb. Provide mounting for banners
3. Plant shade trees (oaks, weeping/drake elms) along sidewalk spaced a minimum of 20' on center
4. Construct low (24") property walls to provide separation between sidewalk and cafe or garden space
5. Introduce new signage regulations that reinforce character of the area
6. Prepare landscape design guidelines



Issues

1. Support the Fourth Street Corridor Plan as prepared as part of the North Shore Neighborhood Plan.
2. Encourage the creation of a Dr. M.L. King Street Corridor Plan working with the City, businesses and adjacent neighborhoods.
3. Implement streetscape and landscape improvements for Fourth Street and Dr. M.L. King Street.
4. Preserve the physical character of Dr.M.L. King Street.

Recommendations

1. Limit office/commercial intrusion into residential areas of Crescent Lake to the 150 foot depth established by the Fourth Street Corridor Plan.
2. Maintain existing office/commercial depth along Dr. M. L. king Street.
3. Work with owners to minimize impact of Coach House property on lakeside residential and Crescent Lake Park.
4. Exclude, on case by case basis, existing Type VI structures converted from residential to retail or commercial uses within commercial and industrial zoning districts from the City's fire district, providing they meet criteria established by the City Council.
5. Form committee with representation from the City, business owners and the Uptown, Euclid, Crescent Heights, Woodlawn, and Allendale Neighborhoods to develop a Dr. M.L. King Street Corridor Plan for the blocks between 12th Avenue North and 34th Avenue North. The plan is to enhance existing neighborhood-oriented, pedestrian scaled commercial through design and landscape guidelines, mixed-use development, sidewalk and lighting improvements, signage regulations, and possible on-street parking. The plan is to retain the distinction between the office/commercial character of the blocks between 12th and 22nd Avenues, and the commercial character of the blocks between 22nd and 34th Avenues.

RESIDENTIAL ELEMENT

In the neighborhood survey conducted in 1991, affordable housing and historic/aesthetic charm ranked as the third and fourth most liked aspects of Crescent Lake Neighborhood. Conversely, quality of residential properties was listed as the second most urgent problem. This indicates that although residents appreciate the relative value and architectural character of the neighborhood's housing stock, they are concerned about the maintenance and upkeep of houses which, on average, were built over 50 years ago.

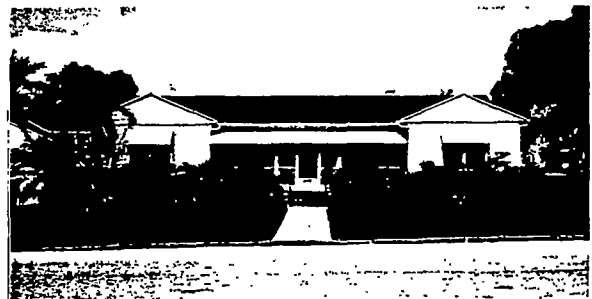
As part of the preparation of this plan, the neighborhood's zoning was analyzed and discussed as well as various city programs intended to improve St. Petersburg's housing. During this time the neighborhood adopted the Certificate of Inspection Program and the Neighborhood Conservation Program.

It is the intention of this element to encourage the maintenance and improvement of Crescent Lake's residences, as well as ensure the preservation of the neighborhood's overall character.

Residential Character

Although similar in many ways to other neighborhoods developed during the early to mid 20th century, Crescent Lake has several unique characteristics that warrant further description. Crescent Lake Neighborhood was largely developed from the 1920's through the 1950's, with 45% of the residences built during the 1920's, 12% during the 1930's, 21% during the 1940's, and 16% during the 1950's.

As could be expected in a neighborhood that was developed over a forty year period, there is a diversity of architectural styles represented within Crescent Lake. Using "The Field Guide to American Houses" as the basis for classification (with one notable exception), major building styles are Craftsman (27% of all structures), Postwar (15%), Ranch (12%), and Minimal Traditional (11%).



Ranch Style House



Tudor Style House



Dutch Colonial Style House

Minor styles found in the neighborhood include Tudor (6%), Spanish Eclectic (5%), and Dutch Colonial (4%). The Craftsman and Dutch Colonial houses were almost all built during the 1920's. The Spanish Eclectic houses were built during the 1920's and 1930's. During the 1930's and early 1940's the most popular styles were Minimal Traditional and Tudor. After World War II and throughout the 1950's, Postwar and Ranch style houses were most common.

The Postwar style house, the second most common in the neighborhood, is a style identified by the Planning Committee that is not described in "The Field Guide to American Houses." The Planning Committee defined Postwar as a style popular for modest residences built immediately after the Second World War. Exterior walls are wood frame with asbestos siding or concrete block, usually with stucco. Windows are metal framed and most offer casement or jalousie. Picture windows are ubiquitous; windows that turn an outside corner are common; and small round accent windows are found on better examples. Normal entrance porches feature decorative metal roof supports. The roof is most commonly hipped, sometimes gabled, and of moderate pitch. Roof material are usually asbestos, asphalt shingle, or concrete tile. Postwar houses are similar to Ranch houses of the same period, but are designed for previously platted narrow lots, and therefore lack the latter's elongated street elevation. Also, because of the narrow lot, automobile parking is usually accommodated at the rear where the lot has alley access.

Typically the architectural styles found in the neighborhood are found scattered throughout with some blocks containing examples of all the major styles previously listed. This is a reflection of the boom-bust development cycles throughout St. Petersburg's history. An exception to this pattern is the area between 13th Avenue on the south, 16th Avenue on the north, 7th Street on the east and Highlands street on the west. This area was mostly developed in a relatively short period of time from the late 1940's through the 1950's and contains almost exclusively Ranch and Postwar style houses.



Spanish Eclectic Style House



Craftsman Style House



Postwar Style House



Minimal Traditional Style House

Also common in neighborhoods developed during the 1920's to the 1950's is a diversity of housing types in close proximity to each other; and this is true of Crescent Lake. Although single family homes predominate, representing 56% of all housing units in the neighborhood, also found are garage apartments, duplexes, and small apartment buildings with between 4 to 8 units. These multifamily housing types are found sprinkled throughout the neighborhood, with the largest concentration of small apartment buildings located on the east side of the lake between 13th and 19th Avenues North. This is reflected in this area's RM-12 multifamily zoning designation.



House With Garage Apartment



Four Unit Apartment Building

Despite the variety of architectural styles and diversity of housing types, there are certain common elements, in the residences, that together help establish the unique character of Crescent Lake Neighborhood. These elements should be respected by both new construction and renovation/remodeling projects.

Perhaps most important in creating graceful building facades and promoting the pedestrian character of the neighborhood is that lots having alley access, which is by far the large majority, almost always provide off street parking via the alley. On these properties where parking is accessed from the street, the garages and carports are invariably either behind or flush with the main facade of the house.

Side yard and rear yard building setbacks most commonly comply with the setbacks called for in the RS-75 and RM-12 zoning categories. However, front yard setbacks are commonly less than the mandated 25 feet. More prevalent are 15' and 20' front yards. Together with the mature landscaping in the neighborhood, this creates a more intimate scale that is amenable to pedestrians.

Also contributing to the scale and character of the neighborhood's streets is that structures are aligned perpendicular to the streets. Finally, no matter the style of the house or apartment building, almost all have a front porch or stoop. This not only enhances the architectural quality of Crescent Lake, but additionally provides opportunities for informal socializing among the residents.

The most common lot size in the neighborhood is 50' by 120' with the short dimension facing the street. This relatively small lot size provides for the fine grain of Crescent Lake. However, it is also large enough to accommodate the diversity of houses found within the neighborhood and provide for alley access parking and private backyards. The main exceptions to this lot size are alongside Crescent Lake Park, where lots were often reconfigured to allow the houses to face the lake; and the previously described area at the southwest portion of the neighborhood where Ranch and Postwar style houses predominate. In this area, many of the lots were platted wider to accommodate the then popular Ranch style.

Issues

1. Prepare a description of the neighborhood's residential character as a supplement to the Neighborhood Design Review Ordinance.
2. Continue existing residential patterns through examination and enforcement of zoning and land use regulations.
3. Analyze and adopt appropriate programs and actions to encourage the maintenance and improvement of existing residential structures.

Recommendations

1. The Neighborhood Association will take appropriate actions, including speaking at public hearings, to ensure that Environmental Development Commission and Board of Adjustments decisions are consistent with the neighborhood's character as described within the plan.
2. Maintain current RS-75 and RM-12/15 zoning in the residential portions of the neighborhood.
3. Continue participation in the Certificate of Inspection Program and Neighborhood Conservation Program.
4. Support efforts at improving code compliance policies and programs.
5. Work with local banks to encourage and promote home improvement loans within the neighborhood.

CRESCENT LAKE PARK ELEMENT

Crescent Lake Park is the central and most prominent feature of Crescent Lake Neighborhood. The park consists of 27.1 acres of land surrounding a 20.7 acre lake. In the 1991 neighborhood survey, the natural beauty of Crescent Lake Park easily ranked highest as the thing that respondents liked best about living and/or working in the neighborhood. The history of the park has been integral with the history of the neighborhood, and similarly the future of the park will have a great effect on that of Crescent Lake Neighborhood. The purpose of this element is to ensure that the beauty and character of the park be preserved.

History of the Park

At the turn of the century Crescent Lake was larger and much more irregular in shape. The area around the lake was a seasonal wetland heavily populated with both lilies and alligators. In 1919, the developer C. Perry Snell sold the area which is now Crescent Lake Park to the city for \$30,000. On October



View of Banyon Tree

22, 1924, while dredging the lake, workmen found an ancient canoe hewn from a cypress log. It is believed that it was made by local Indians under the supervision of Spanish explorers.

The park was formally dedicated in 1928. Three years earlier, the baseball field was first used for spring training by major league baseball. During the 1930's the city nursery was located at the south end of the park. Since its opening, Crescent Lake Park has developed into one of St. Petersburg's most beautiful and popular parks.



View of Park Playground

Activities in the Park

Crescent Lake is roughly centered in the park with narrow landscaped areas at the east and west sides and larger areas at the north and south ends. A walkway encircles the lake and is popular for strollers and joggers. Fishing is permitted in the lake from Memorial Day to Labor Day.

At the north end of the lake is a premanufactured playground set into a sand lot surrounded by several benches and framed by two mature camphor trees. The rest of the park north consists of a large grass field with perimeter trees of a variety of species. This area is popular for a multitude of uses including picnics, kite flying and soccer and football games. The informal character of this area of the park should be preserved.

In contrast to the more passive east, west and north areas of the park, the south end has been developed for more active, organized activities. Most significant is the Huggins-Stengel Baseball Complex which includes a baseball field with two infields, a clubhouse, a maintenance building, and grandstands. The field is historically significant as it was the spring training site for the New York Yankees from the 1920's through the 1950's. Starting in 1992, the field has been a temporary home for the Baltimore Orioles during spring training. It is also occasionally used by other local baseball teams. Starting in 1993, the Crescent Lake Neighborhood Association began holding its monthly meetings in the clubhouse, except during the hot summer months.



View of Crescent Lake



View of Huggins-Stengel Field House

St. Petersburg's last remaining water tower stands alongside the baseball field at the extreme south end of the park. Nearby wells were once one of St. Petersburg's main fresh water sources. It was once used as a viewing tower and is encircled by a walkway with a decorative metal guardrail. It is currently being painted as a large mural depicting a saltwater aquarium featuring local tropical sealife.

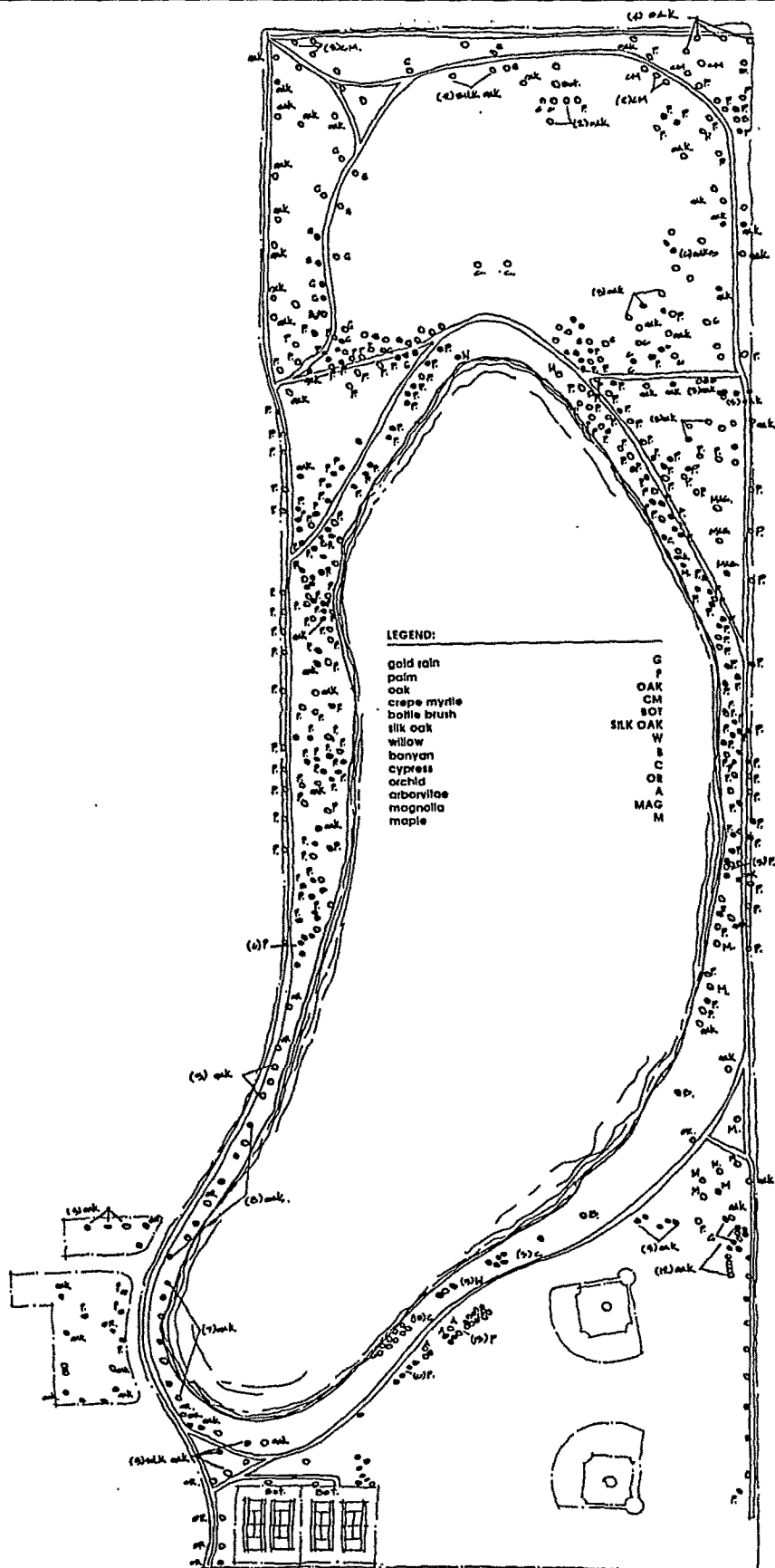


View of Water Tower

Also located at the south end of the park are four lighted tennis courts. Adjacent to the courts are several benches and a water fountain. When the baseball complex was renovated in 1991, the field was reconfigured creating an open area immediately to the east of the tennis courts. This presents opportunities for additional play areas.

Land Use Adjacent to the Park

The park is bordered on the north, east, and west sides by 22nd Avenue North, 5th Street North, and 7th Street North respectively. The south end of the park is bounded by the back yards of residences facing onto 12th Avenue North. With the sole exception of the parking lot for the currently vacant Coach House Restaurant at 5th Street between 19th Avenue North and 20th Avenue North, the entire park is bordered by residential properties. This enhances the neighborhood character of the park, contributes to its unified appearance, and should be preserved into the future.



Crescent Lake Park Tree Survey

Tree Maintenance

In 1990, based upon the evidence of old aerial photographs and testimony of longtime neighborhood residents, CLNA became aware of the decline in the number of trees within the park during recent years. Since then, with joint efforts of the neighborhood association, the city's Parks Department, Gulf Coast Garden Center, and local residents, over 200 trees and shrubs have been planted in the park. The neighborhood commends the Parks Department's current policy of replacing trees that are lost to old age or storms, and believe it is important that this policy be maintained. See the enclosed map showing the present location of trees within the park.

One unique feature of Crescent Lake Park is the three banyan trees. The oldest and largest of these is a neighborhood landmark and is located at the southeast shore of the lake near the intersection of 5th Street and 15th Avenue North. It has survived vandals, fires, and freeze. It has also been a wonderful play area for countless children for many years. Although banyan trees are not native to Florida, because of their significance to the park and neighborhood they should be replaced if lost. In addition, due to their slow growth rate, an additional banyan tree should be planted as soon as possible.



Three Banyon Trees

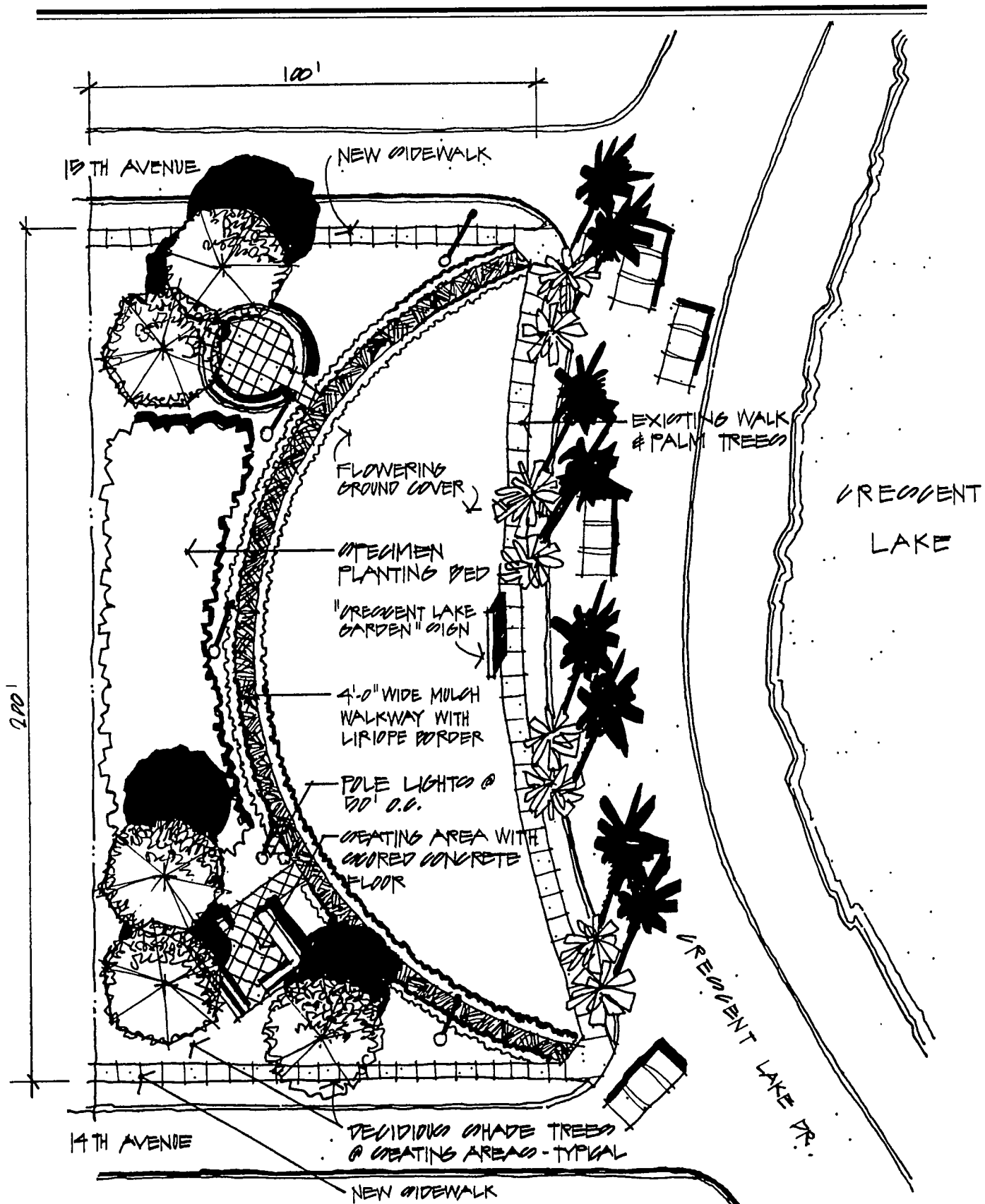


The North Park Annex

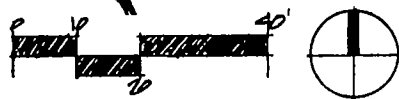
Park Annexes

Just west of 7th Street and on either side of 15th Avenue North are two small parcels of park land. The north annex is about 7,000 square feet in size, while the south annex is approximately 22,000 square feet. The south annex has recently been improved with several oak trees, new sod, a park bench, and the installation of an irrigation system connected to the reclaimed water system servicing the main park. In addition bollards have been installed in the north annex to discourage illegal parking. The annexes need to be further improved to better identify them as parklands and enhance their appearance and use.

The south annex should be developed as a public garden with a variety of flowering plants and shrubs to be planted and maintained by the neighborhood association. A "Crescent Lake Garden" sign similar to the other park signs should be installed alongside 7th Street. A small gazebo or other structure incorporating seating could enhance use of the annex. Finally additional appropriate park furniture such as lighting, trash receptacles, and pooper scoopers should be installed.



CONCEPTUAL PARK ANNEX PLAN



The north annex, although smaller, also needs to be improved. It too should be irrigated. It may be appropriate to develop the north annex as an arboretum incorporating a variety of trees as well as appropriate park furniture.

Park Signage

It is desired that signage within the park be kept to a minimum, and that only signs that apply specifically to conditions within Crescent Lake Park be erected. It is accepted by the neighborhood association that bicyclists use the walkways in the park, however, it is important they yield the right of way to pedestrians to prevent accidents.

Crescent Lake

The centerpiece of both the park and neighborhood is the 20.7 acre Crescent Lake. Tree plantings within the park should be done with care to preserve views from the avenues to the lake. A mid-lake fountain and observation decks at the lake's shores would serve to highlight the lake's visual prominence.

in 1990, the Southwest Florida Water Management District investigated the possibility of implementing a SWIM project intended to improve the water quality flowing from the lake into Tampa Bay. The project was much debated within the neighborhood, but ultimately due to the anticipated cost as a result of the depth of the lake (over 50 feet at its center) the project was dropped. One result, however was an increased awareness of environmental issues relating to the lake.

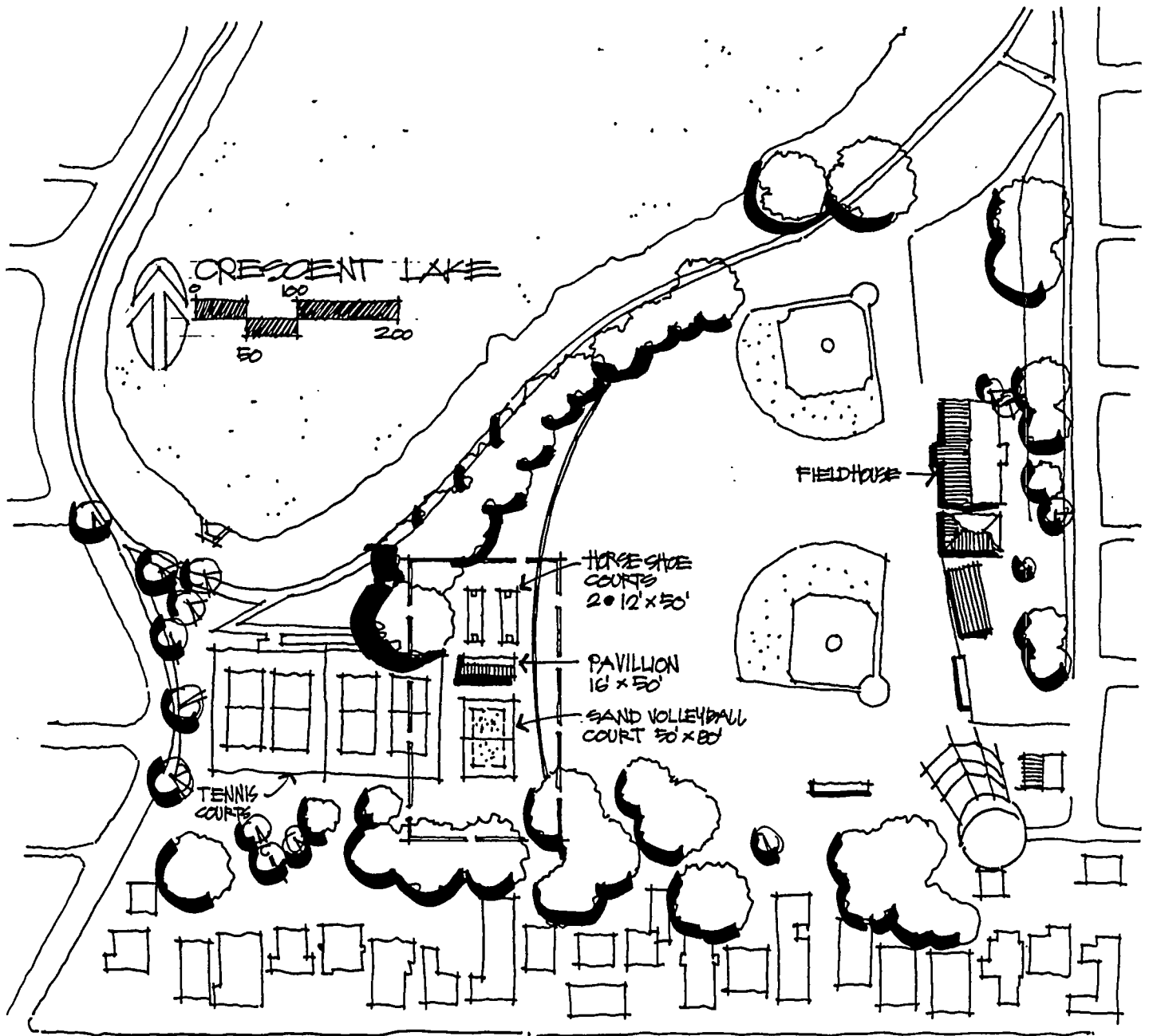
An agreement has been made between the CLNA and the Parks Department to allow the controlled growth of water plants at the south end of the lake. This will result in better nutrient absorption from stormwater runoff into the lake and also provide a modest habitat for fish and fowl. It is recommended that filters and skimmers be installed on the stormwater structures draining into the lake to trap both large debris and petroleum based fluids. Long term goals and projects for the lake should seek to improve the water quality, enhance native and migrating animal life, and preserve the urban park character of the lake.

Issues

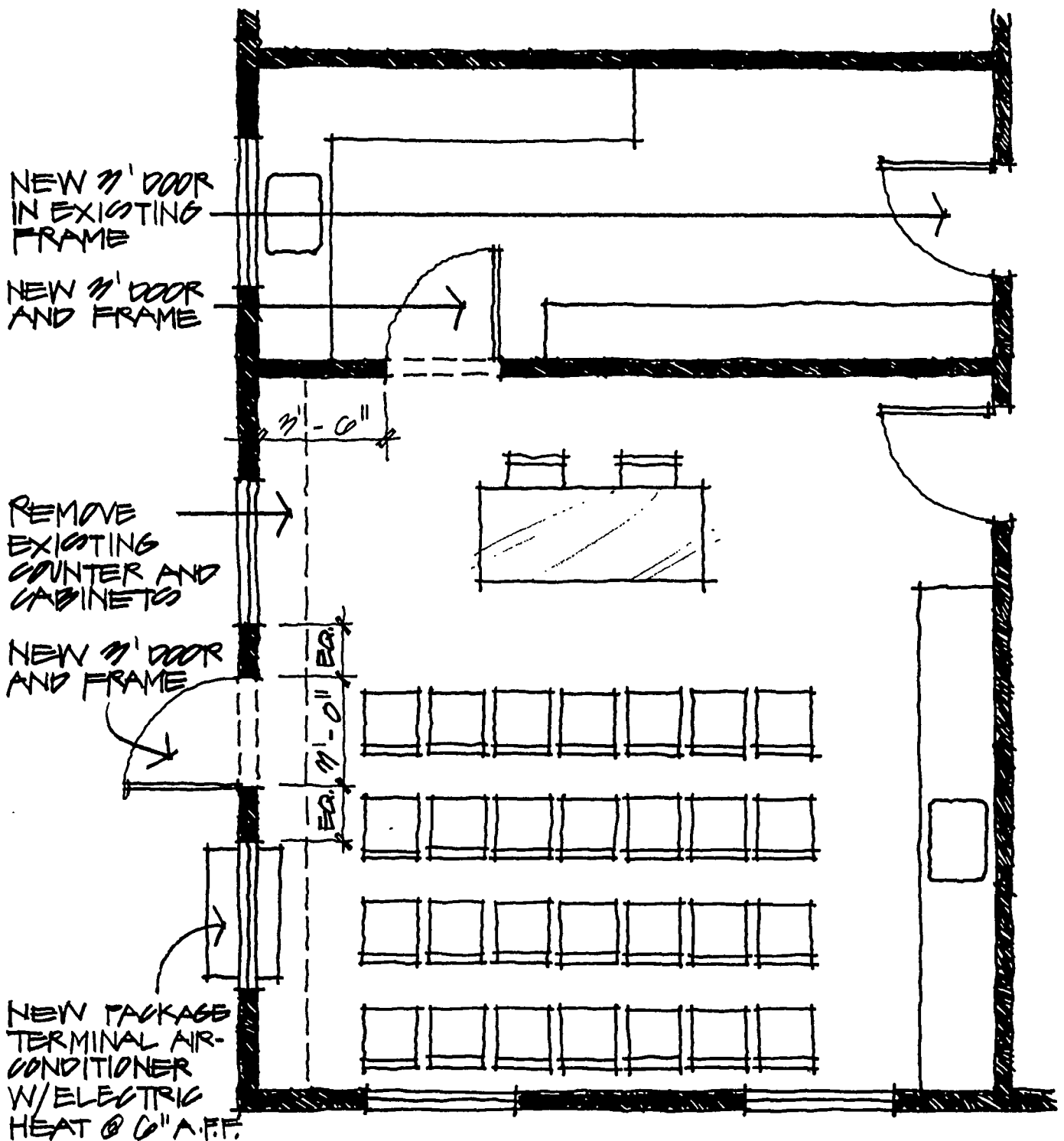
1. Maintain the overall passive character of Crescent Lake Park.
2. Prepare a beautification and maintenance plan for the park.
3. Make recommendations for enhancing the active functions at the southern end of the park.
4. Improve the Crescent Lake annexes.


Recommendations

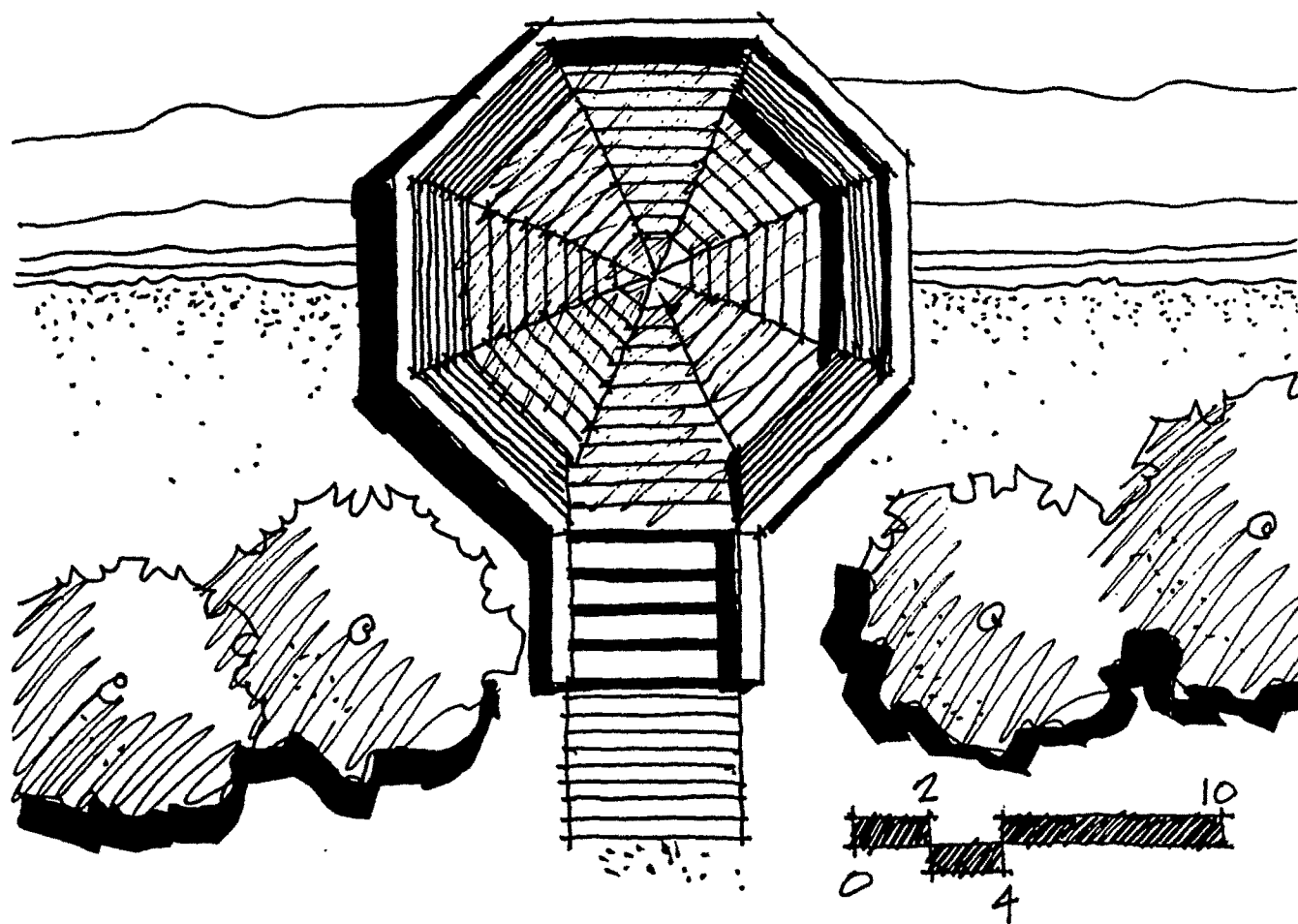
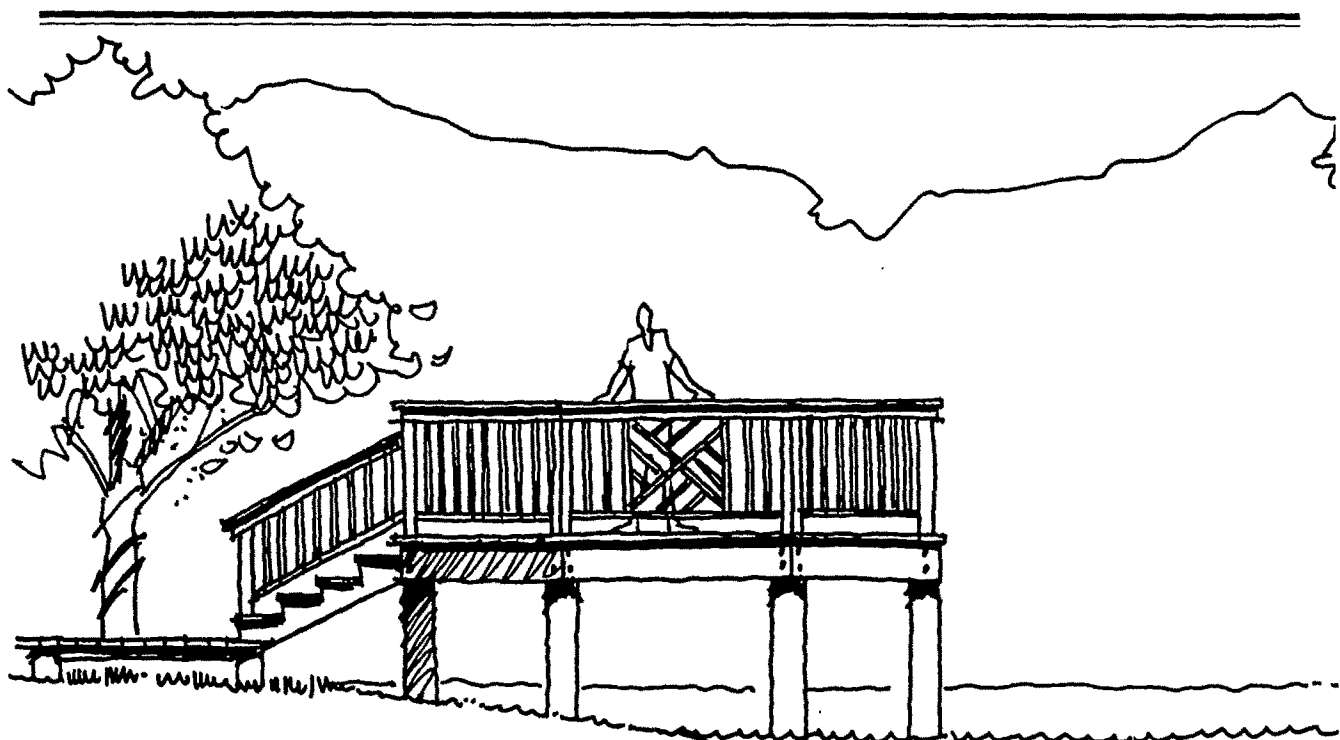
1. Implement a park maintenance plan whereby the current level of park maintenance is sustained and mature trees are replaced as they die or are removed. Plant a banyan tree near the existing banyan tree.
2. Preserve the open field at the north end of the park.
3. Maintain the residential land use at the perimeter of the park. Investigate opportunities to establish a residential development at the east side of the park between 19th and 20th Avenues.
4. Limit future active improvements to the park to the south end. Enhance the existing play areas at the south end of the park with consideration given to additional game or sporting areas.
5. Investigate opportunities for increased public use of Huggins Stengel field and clubhouse, especially if it is not to be used by major league baseball for spring training. Maintain the field for either baseball or softball use. Improve the clubhouse for use as a neighborhood meeting room (including the installation of air conditioning) and explore the potential for use of the clubhouse as a Baseball Spring Training Museum.
6. Improve the west side park annexes by developing the south annex into a public garden and the north annex into an arboretum.
7. Construct lake observation decks at the east and west shores of the lake aligning with 17th Avenue North.
8. Install an appropriately sized fountain, similar to the one in Mirroe Lake, in the center of Crescent Lake.
9. Install four "Bicyclists Give Way to Pedestrians" signs alongside the walkway encircling Crescent Lake.



Conceptual Plan Showing Additional Game Areas



NORTH  PARTIAL FLOOR PLAN
HUGGINS-OSTENGEL FIELDHOUSE
SCALE 1/4" = 1'-0"



Conceptual Sketches of Lake Observation Deck

IMPLEMENTATION

For each of the five elements of the Crescent Lake Neighborhood Plan, specific projects, programs, and policies have been identified to enhance the appearance, preserve the character, and improve the public, residential, and commercial properties of the neighborhood. These recommendations are listed below. Also included is a map showing the location of some of the major projects, a schedule indicating anticipated completion date of the projects, and a budget listing specific costs and funding sources.

Plan Recommendations

A. Character and Identity

1. Pursue city landmark designation for Huggins Stengel Field and the water tower.
2. Maintain the neighborhood logo street signs.
3. Implement a project of distinctive neighborhood logo and address tiles.
4. Produce commemorative tiles and give to owners of neighborhood landmarks.
5. Stamp neighborhood logo in sidewalks at intersection of 4th Street and 12 Avenue North; 4th Street and 22nd Avenue North; Dr. M. L. King Street and 12th Avenue North; and Dr. M.L. King Street and 22nd Avenue North.
6. Designate neighborhood plant or plants and encourage their cultivation throughout the neighborhood.
7. Rename 7th Street "Crescent Lake Drive" from 12th Avenue North to 22nd Avenue North. Encourage Crescent Lake Heights Neighborhood to participate and extend renaming to 30th Avenue North.
8. Enhance the neighborhood gateways at 5th Street and 22nd Avenue North; 7th Street and 12th Avenue North; and 7th Street and 22nd Avenue North. Improvements might include partial restoration of brick streets, distinctive landscaping concentrated around park signs, stamping of logo in sidewalks and accent lighting at the park signs. The gateway at 17th Avenue North between 4th and 5th Streets was improved in 1994 with a Great Neighborhood Partnership Grant.
9. Adopt Neighborhood Design Review Ordinance and develop supplements describing the neighborhood's character.

B. Infrastructure

1. Maintain the existing period infrastructure including brick streets, granite curbing, and hex-block sidewalks.
2. Encourage, where appropriate, property owners to work with the city to repair or install sidewalks.

-
3. Encourage property owners to include hex-block inserts at 15 feet on center when installing new sidewalks.
 4. Maintain existing street and alley system throughout the neighborhood.
 5. Research automobile speed along 5th Street and 7th Street and implement, as necessary, traffic calming devices to ensure pedestrians safety crossing to and from the park.
 6. Enhance pedestrian safety at the 22nd Avenue North and 7th Street intersection by installing pedestrian crossing signs and/or painted crosswalk.
 7. Upgrade existing culverts draining into and out of Crescent Lake to filter large refuse and remove oil and petroleum based fluids.
 8. Initiate a lighting survey and identify locations for new street and alley lights; then forward the results to the appropriate agencies.
 9. Where additional alley lighting is desired by residents, encourage adjacent property owners to share the cost.
 10. The Neighborhood Association will research and make available information concerning reclaimed water service.

C. Commercial

1. Limit office/commercial intrusion into residential areas east of Crescent Lake to the 150 foot depth established by the Fourth Street Corridor Plan.
2. Maintain existing office/commercial depth along Dr. M. L. King Street.
3. Work with owners to minimize impact of Coach House property on lakeside residential and Crescent Lake Park.
4. Exclude, on a case by case basis, existing Type VI structures converted from residential to retail or commercial uses within commercial and industrial zoning districts from the city's fire district provided they meet criteria established by city council.
5. Form committee with representation from the City, business owners and the Uptown, Euclid, Crescent Heights, Woodlawn and Allendale neighborhoods to develop a Dr. M. L. King Street Corridor Plan for the blocks between 12th Avenue North and 34th Avenue North. The plan is to enhance existing neighborhood-oriented, pedestrian scaled commercial through design and landscape guidelines, mixed-use development, sidewalk and lighting improvements, signage regulations, and possible on-street parking. The plan is to retain the distinction between the office/residential character of the blocks between 12th and 22nd Avenues, and the commercial character of the blocks between 22nd and 34th Avenues.

D. Residential

1. The Neighborhood Association will take appropriate actions, including speaking at public hearings, to ensure the Environmental Development Commission and Board of Adjustments decisions are consistent with the neighborhood's character as described within the plan.
2. Maintain current RS-75 and RM-12/15 zoning in the residential portions of the neighborhood.
3. Continue participation in the Certificate of Inspection Program and Neighborhood Conservation Program.
4. Support efforts at improving code compliance policies and programs.
5. Work with local banks to encourage and promote home improvement loans within the neighborhood.

E. Crescent Lake Park

1. Implement a park maintenance plan whereby the current level of park maintenance is sustained and mature trees are replaced as they die or are removed. Plant a banyan tree near the existing banyan tree.
2. Preserve the open field at the north end of the park.
3. Maintain the residential land use at the perimeter of the park. Investigate opportunities to establish a residential development at the east side of the park between 19th and 20th Avenues.
4. Limit future active improvements to the park to the south end. Enhance the existing play areas at the south end of the park with consideration given to additional game or sporting areas.
5. Investigate opportunities for increased public use of Huggins Stengel field and clubhouse, especially if it is not to be used by major league baseball for spring training. Maintain the field for either baseball or softball use. Improve the clubhouse for use as a neighborhood meeting room (including the installation of air conditioning) and explore the potential for use of the clubhouse as a Baseball Spring Training Museum.
6. Improve the west side park annexes by developing the south annex into a public garden and the north annex into an arboretum.
7. Construct lake observation decks at the east and west shores of the lake aligning with 17th Avenue North.
8. Install an appropriately sized fountain, similar to the one in Mirroe Lake, in the center of Crescent Lake.
9. Install four "Bicyclists Give Way to Pedestrians" signs alongside the walkway encircling Crescent Lake.

Schedule

The below schedule has been developed for the implementation of the plan's specific improvement projects and contemplates an approximate four year implementation period. It was developed based upon the assumption of the passage of a Crescent Lake Dependent District, which would consist of a one-time \$35.00 assessment against each of the approximately 500 properties in the neighborhood. This process has been used in the North Shore and Uptown neighborhoods to fund improvement projects within those neighborhoods. In order to create the Crescent Lake Dependent District the city will hold a special referendum with a ballot mailed to each property owner within the neighborhood. If approved, by referendum, the Crescent Lake Dependent District would then require the approval of City Council. It is anticipated that the referendum would be held in the Spring of 1995, and if approved, that the money would be available beginning in 1996.

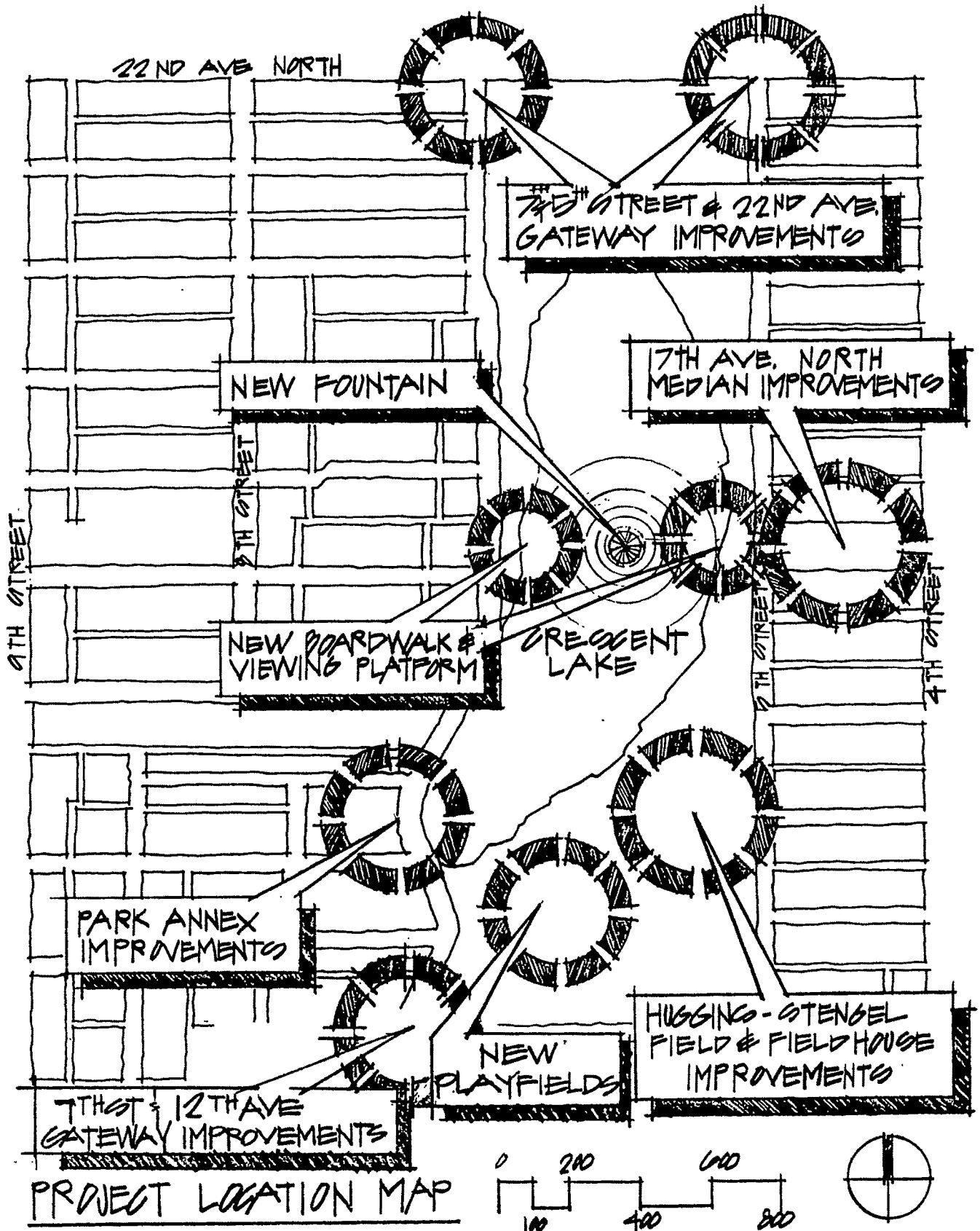
If the referendum fails, a revised schedule will need to be developed which will entail a longer period of implementation. Under this schedule the neighborhood would attempt to implement the improvement projects mainly through the annual Great Neighborhood Partnership Grants.

A. Priority 1 Projects

1. Improve the Huggins Stengel clubhouse for use as a neighborhood meeting room.
2. Install an appropriately sized fountain, similar to the one in Mirror Lake, in the center of Crescent Lake.
3. Install four "Bicyclists Give Way to pedestrians" signs along the walkway encircling Crescent Lake.
4. Implement a project of distinctive neighborhood logo and address tiles.
5. Produce commemorative tiles and give to owners of neighborhood landmarks.
6. Research automobile speed along 5th Street and 7th Street and implement, as necessary, traffic calming devices to ensure pedestrian safety crossing to and from the park.
7. Rename 7th Street "Crescent Lake Drive" from 12th Avenue North to 22nd Avenue North.

B. Priority 2 Projects

1. Enhance the neighborhood gateways at 5th Street and 22nd Avenue North, 7th Street and 12th Avenue North, and 7th Street and 22nd Avenue North.
2. Pursue city landmark designation for Huggins Stengel Field and the water tower.
3. Enhance pedestrian safety at the 22nd Avenue North and 7th Street intersection by installing pedestrian crossing signs and/or painted crosswalk.
4. Upgrade existing culverts draining into and out of Crescent Lake to filter large refuse and remove oil and petroleum based fluids.



C. Priority 3 Projects

1. Improve the west side park annexes by developing the southern annex into a public garden and the northern annex into an arboetum.
2. Construct lake observation decks at the east and west shores of the lake aligning with 17th Avenue North.

D. Priority 4 Projects

1. Stamp neighborhood logo in sidewalks at intersection of 4th Street and 12th Avenue, 4th Street and 22nd Avenue North, Dr. M.L. King Street and 12th Avenue North, and Dr. M.L. King Street and 22nd Avenue North.
2. Enhance the existing play areas at the south end of the park to accomodate additional game or sport areas.

BUDGET

The following spreadsheet shows the estimated costs of the improvement projects as well as the source of funding for each project. The neighborhood funding is anticipated to come from the Crescent Lake Dependent District as described in the Schedule section above. These costs are preliminary and will have to be further refined as each project is developed. However, as a budget, it indicates the anticipated cost of each project as well as for the overall plan.

CRESCENT LAKE NEIGHBORHOOD IMPROVEMENT PROGRAM

PROJECTS	FUNDING SOURCES		TIMEFRAME	TOTAL
	Nghbhd**	City		
NEIGHBORHOOD IDENTITY				
CITY LANDMARK DESIGNATION				
- Huggins Stengel Field & Water Tower	\$0	\$400*	1996	\$400
COMMEMORATIVE TILE				
- Neighborhood Landmarks	\$300	\$0	1995	\$300
LOGO & ADDRESS TILES	***	\$0	1995	\$0
LOGO STAMP - SIDEWALKS				
- (4 corners @ \$100) + \$200	\$600	\$0	1998	\$600
RENAME 7TH STREET - CRESCENT LAKE DRIVE		\$0	1995	\$0
GATEWAYS	\$8,000	\$16,000	1996	\$24,000
INFRASTRUCTURE				
HEX BLOCK INSERTS	***	\$0	N/A	\$0
5th Street North Traffic Calming	\$0	****	1995	****
7th Street North Traffic Calming	\$0	****	1995	****
PEDESTRIAN CROSSING - 22ND AVENUE NORTH	\$0	\$0	1996	\$0
CRESCENT LAKE CULVERTS	\$0	****	1997	****
CRESCENT LAKE PARK				
PLAYING FIELDS ENHANCEMENT	\$600	\$1,400	1998	\$2,000
A/C - HUGGINS FIELDHOUSE	\$1,500	\$1,500	1995	\$3,000
ANNEX IMPROVEMENTS	\$2,000	\$4,000	1997	\$6,000
OBSERVATION DECKS (2) (\$3,000 EA)	\$2,000	\$4,000	1996	\$6,000
FOUNTAIN FOR LAKE	\$2,500	\$11,500	1995	\$14,000
"BICYCLISTS GIVE WAY" SIGNS (4)	\$0	\$500	1995	\$500
TOTAL	\$17,500	\$39,300		\$56,800

* City Fees to be waived.

** Funded by Crescent Lake Dependent District.

*** Funded by individual property owners.

**** Costs to be determined.

NEIGHBORHOOD PROFILE

EXECUTIVE SUMMARY

Preparation

The Crescent Lake Neighborhood Profile and Plan were begun by the Crescent Lake Neighborhood Association Planning Committee in 1990. During the next two years the Planning Committee gathered data concerning the neighborhood, undertook an opinion survey and attained major goals for the plan.

In 1993, Crescent Lake Neighborhood received a \$6,500 grant from the City of St. Petersburg through its Great Neighborhood Partnership program. This grant was matched with a \$3,500 match from Merchantile Bank. With these monies the Crescent Lake Neighborhood Association retained the services of the Florida Center for Community Design + Research, a research arm of the University of South Florida, to assist in the completion of the plan.

There are three basic steps in the planning process. The first is to prepare a detailed inventory of the characteristics of the neighborhood (the profile). The second step is to develop a plan that not only responds to the issues addressed in the profile, but also to goals that will help ensure the maintenance, preservation, and enhancement of the integrity of the neighborhood. The final step is to implement the projects and programs discussed in the neighborhood plan and to maintain communication between the City and the neighborhood to monitor compliance to the adopted planning documents.

The Crescent Lake Neighborhood

The Crescent Lake Neighborhood planning area encompasses a 180 acre tract one mile north of St. Petersburg's downtown. It is bounded on the east by Fourth Street, the west by Ninth (Dr. M.L. King, Jr.) Street, on the north by 22nd Avenue, and on the south by 12th Avenue.

The Crescent Lake Neighborhood was largely developed from the 1920's to the 1950's and is representative of neighborhoods of that era in that it has a concentrated urban form and pattern, moderate density, and diversity of housing types which is predominately single family but also includes small apartment buildings, duplexes, and garage apartments that have a consistent mass, scale, height and relationship to the street. Also there are mature trees, mid-block alleys, on-street parking and period infrastructure such as brick streets, granite curbs, and hex-block sidewalks. In addition, Crescent Lake has the benefit of being bordered by two significant commercial streets (4th Street and Dr. M.L. King Street).

The focal point of the neighborhood is the 48 acre Crescent Lake Park with historic Huggins Stengel baseball complex located on the southeastern corner of the park. Included in the park is the

21 acre Crescent Lake, a natural deep fresh-water lake that drains an area of about one square mile and in turn drains into Coffee pot Bayou. The park offers a variety of recreational activities and draws people from surrounding neighborhoods.

Neighborhood Profile

The preparation of the Neighborhood Profile entailed conducting a neighborhood survey, holding a series of committee and association meetings, and collecting and analyzing data relevant to the neighborhood. The following is a summary of the factors concerning the neighborhood characteristics. Supporting statistic data is contained in the profile appendix. Given the land use patterns and obvious geographic conditions with Crescent Lake dividing the neighborhood, the planning area was divided into two zones.

Demographics

Based on 1990 Census of Population Data, the area population was 1142 and there were 693 households. The 1990 population showed a 4.9% decline from the 1980 population of 1201. The mean household income was \$33,814 compared to \$30,728 for the city as a whole.

Land Use and Zoning

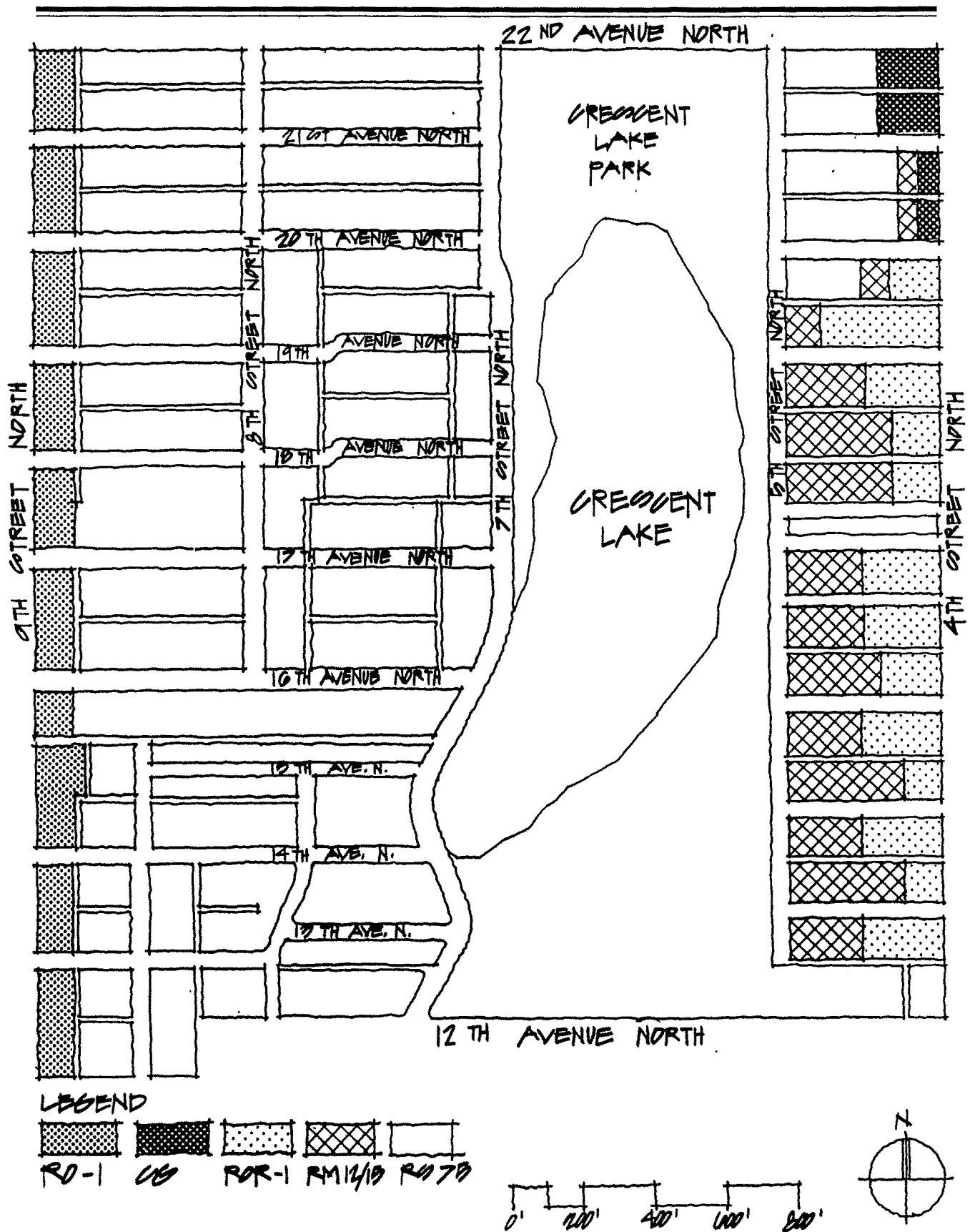
The principal land uses in the planning area are residential (54.38 acres), commercial (11.37 acres), and open space (56.38 acres). The other land uses include public/semi-public (2.43 acres), industrial (0.23 acres), and vacant (0.87 acres).

The neighborhood contains six zoning categories which include RS-75, RM-12/15, RO-1, ROR-1, CG, and Open.

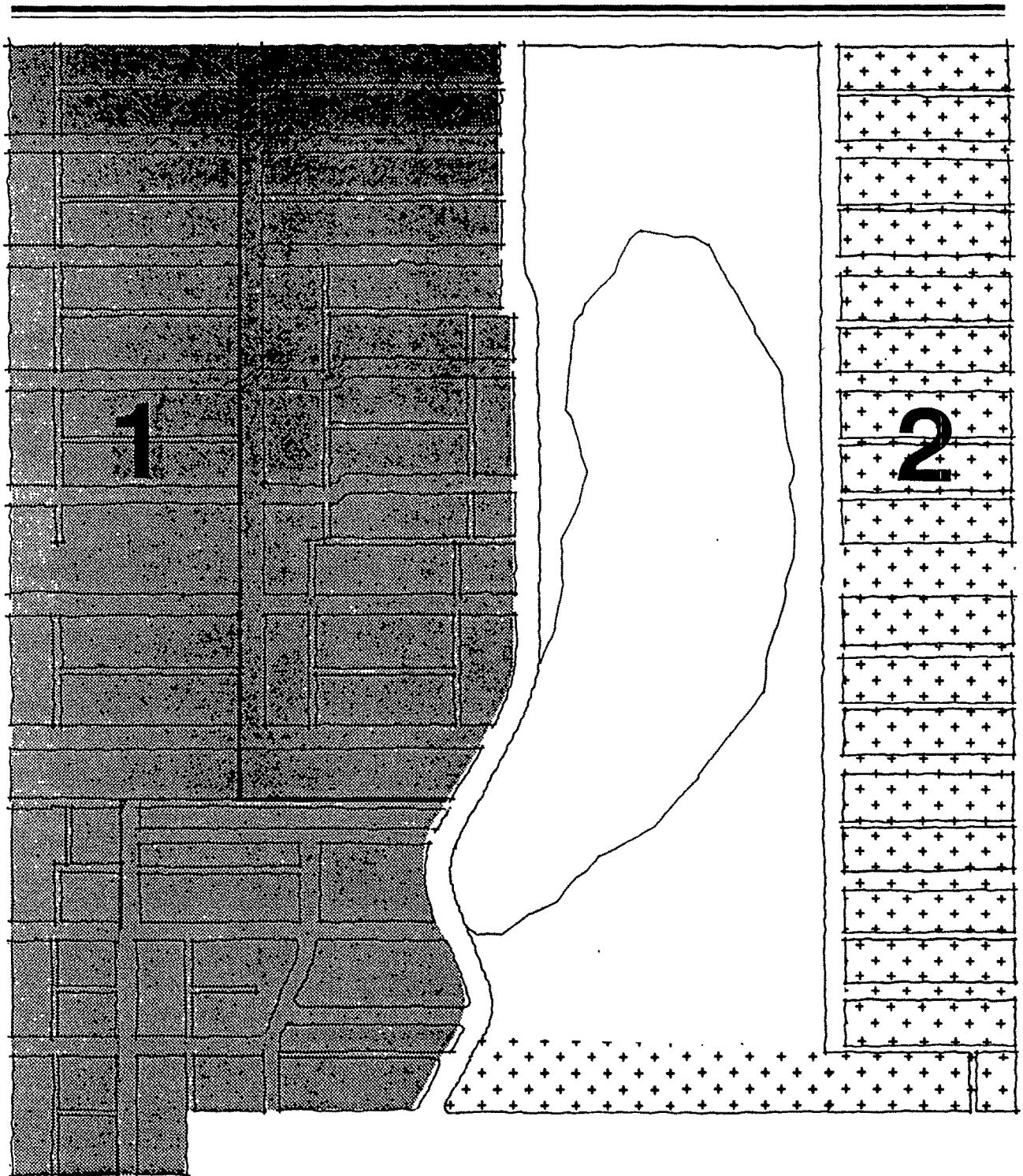
Housing

Based on 1990 Census data, 52.61% of the residential units were owner occupied compared to 47.39% of residential units citywide. Single-family uses comprised of 55.8% of the total residential units, with multi-family comprising 44.2%.

A comprehensive survey of building conditions on all structures was conducted by the city in 1990. This involved a visual evaluation of the exterior of structures that could be seen from the street and



Crescent Lake Neighborhood Zoning Map



NEIGHBORHOOD ZONE ANALYSIS MAP

alley. Buildings were rated as being either excellent, sound, deteriorated, or dilapidated. The survey revealed that 99.3% of the buildings were sound and that 0.7% were in a deteriorated state.

A building survey conducted by the Planning Committee in 1991 showed that 45% of the neighborhood's residential units were built in the 1920's, 12% in the 1930's, 21% in the 1940's, and 16% in the 1950's. Predominate architectural styles include Craftsman (27%), Post-War (15%), Ranch (12%), Minimal Traditional (11%) and various other styles popular from the 1920's through the 1950's.

A typical platted lot in the neighborhood is 50' wide by 120' deep, with an average density of 13.37 units per acre. Other size residential lots are concentrated along the park edge and in the area bounded by 13th Avenue North, the alley between 15th and 16th Avenues North, the 7th Street and Highland Street.

Real Estate Sales

There were 32 property sales in the Crescent Lake planning area in 1992 and the average sales price was \$72,890 with an average building size of 1,606 square feet which comes to \$45.39 per square foot

Visual Character

One of the important visual aspects of Crescent Lake Neighborhood are the views from the avenues to Crescent Lake Park with no part of the neighborhood being more than two blocks from the park. These avenues are framed by residences of a variety of style with often mature trees and period infrastructure. The park is bordered on the east, west and north by scenic drives with a consistent residential use. Four neighborhood gateways have been identified, these being the 17th Avenue median between 4th Street and 5th Street, the intersection of 5th Street and 22nd Avenue North, the intersection of 7th Street and 22nd Avenue North and the intersection of 7th Street and 13th Avenue North.

Neighborhood Landmarks

The Planning Committee identified several structures and natural features of the neighborhood which were designated as neighborhood landmarks. Although not a designation which carries any legal status, it is meant to recognize those places in the neighborhood that because of their historical nature, visual prominence and/or architectural quality contribute to the unique character of the neighborhood.

The neighborhood landmarks are:

1. Crescent Lake
2. the large banyan tree at the southeast corner of the lake
3. the water tower
4. Huggins Stengel Clubhouse and Field
5. the commercial structure at 1600 4th Street North
6. the single family house at 1710 7th Street North
7. the apartment building at 1840 8th Street North
8. the single family house and accessory structure at 2135 9th Street North
9. the single family house at 843 17th Avenue North
10. the apartment building at 785 19th Avenue North
11. the twin single family houses and accessory structures at 845 and 855 20th Avenue North

Traffic and Circulation

A visual survey of sidewalk and alley materials and conditions was conducted by the Planning Committee in 1991.

Crime and Code Enforcement

From 1988 to 1992 the Crescent Lake planning area has experienced a 4.38% drop in crime. In 1992 there were 153 reported criminal offenses with the most frequent crimes being larceny (54), breaking and entering (52), and simple assault (26). The 1991 crime rate was 102.45 offenses per 1,000 population compared with a citywide crime rate of 122.97 offenses per 1,000 population.

Neighborhood Zone Analysis

All information described above was broken down into two zones in order to provide a more detailed analysis. A summary of the analysis for the two zones is described below:

	Zone 1	Zone 2	Neighborhood	City
Residential Acres	16.52	37.86	54.38	15,739.25
Commercial Acres	6.41	4.96	11.37	1,583.18
Open Space Acres	27.50	28.88	56.38	2,052.56
Population	283	859	1,142	240,318
% over 65	54.77	13.62	23.75	22.03
% under 18	23.67	10.48	13.75	19.70
% below poverty level				
Median Household Income	\$19,375	\$26,447	\$22,911	\$23,577
Single Family Units				80,793
Multi-Family Units				44,669
Units per residential Acre				
% Owner Occupied Units	43.91	57.81	52.61	62.98

NEIGHBORHOOD PLANNING ISSUES

Based on statistical analysis and neighborhood survey five planning issues were identified by the Planning Committee to be addressed as a part of the neighborhood planning document. The issues are listed below:

Character & Identity

1. Identify the predominate physical characteristics and landmarks of the neighborhood and encourage their preservation.
- 2.. Develop projects and programs which serve to strengthen the identity of the neighborhood.
3. Beautify the neighborhood, concentrating on the neighborhood gateways.
4. Adopt the Neighborhood Design Review Ordinance in order to maintain the architectural character of the neighborhood.

Infrastructure

1. Ensure safe and efficient pedestrian and automobile transportation throughout the neighborhood.
2. Improve the quality of water draining into and out of Crescent Lake.
3. Evaluate the existing street, alley, and park lighting systems and make recommendations for improvement.
4. Encourage the expanded use of reclaimed water in the neighborhood.

Commercial

1. Support the Fourth Street Corridor Plan as prepared as part of the North Shore Neighborhood Plan.
- 2.. Encourage the creation of a Dr. M.L. King Street Corridor Plan working with the City, businesses and adjacent neighborhoods.
3. Implement streetscape and landscape improvements for Fourth Street and Dr. M.L. King Street.

Residential

1. Prepare a description of the neighborhood's housing stock as a supplement to the Neighborhood Design Review Ordinance.
2. Continue existing residential patterns through examination and enforcement of zoning and land use regulations.
3. Analyze and adopt appropriate programs which strengthen code compliance.

Crescent Lake Park

1. Maintain the overall passive character of Crescent Lake Park.
2. Prepare a beautification and maintenance plan for the park
3. Make recommendations for enhancing the active functions at the southern end of the park including Huggins Stengel Field.
4. Improve the Crescent Lake Park annexes.

APPENDIX

CRESCENT LAKE NEIGHBORHOOD SURVEY SUMMARY

In 1991, the Planning Committee prepared, distributed and collected a survey to help establish goals and priorities for the neighborhood plan. The survey consists of 15 questions all of which had multiple choice responses. The survey was distributed to all residents, business owners and property owners. Approximately 700 surveys were sent out, and 17% or 121 were completed and returned.

The following summary translates the survey responses into percentage answers except for questions 8 and 9 which show composite scores and are arranged accordingly. Also attached is a copy of the survey showing raw responses.

Question 1: Do you live in Crescent Lake Neighborhood?

Yes - 83% No - 17% Average Residency - 9 years

Question 2: If you answered yes to question 1, do you live here all year?

Yes - 92% No - 8%

Question 3: If you answered yes to Question 1, indicate the number of persons within your household who fall into each age group.

00 - 09 years = 11%	40 - 49 years = 17%
10 - 19 years = 06%	50 - 59 years = 09%
20 - 29 years = 14%	60 - 69 years = 10%
30 - 39 years = 25%	70 + years = 08%

Question 4: Do you own a business in the neighborhood?

Yes - 12% No - 88%

Question 5: Do you own property in the neighborhood?

Yes - 87% No - 13%

Question 6: If you answered yes to question 5, what type of property do you own?

Single family home	59%
Home with rental unit(s)	19%
Multi-family residential	11%
Commercial property	09%
Undeveloped property	02%

Question 7: How do you rate the overall quality of the neighborhood?

Excellent - 13% Fair - 24%

Good - 58% Poor - 5%

Question 8: What do you like best about living and/or working in Crescent Lake Neighborhood?

1. Natural Beauty	384	7. Safe Neighborhood	110
2. Convenient to Downtown	186	8. Near Shopping	104
3. Affordable Housing	175	9. Near Work	101
4. Historic/Aesthetic Charm	154	10. Recreational Facilities	100
5. Friendly Neighbors	128	11. Good Transit	61
6. Quality Housing	119	12. Near Family	53

Question 9: What are the most urgent problems of Crescent Lake Neighborhood?

1. Crime	328
2. Quality of Residential Properties	253
3. Infrastructure Improvement	204
4. Quality of Commercial Properties	183
5. On Street Parking	128
6. Traffic Control/Noise	118
7. Park Beautification	59
8. Neighborhood Identification	59
9. Lack of Recreational Facilities	28
10. Poor Public Transportation	28
11. Lack of Social Services	25

Question 10: Which area of the neighborhood do you live, work or own property?

Fourth Street Corridor	06%
East Area	14%
Northwest Area	51%
Southwest Area	21%
Ninth Street Corridor	08%

Questions 11 through 15 are asking what type of development is appropriate for each of the different areas of Crescent Lake Neighborhood. The top five responses for both appropriate/inappropriate are listed in order of preference.

Question 11: Which of the following do you think are appropriate or inappropriate for the Northwest area of the neighborhood?

The top two appropriate items are:

1. Single Family Homes
2. Garage Apartments

The top two inappropriate items for the Northwest area are:

1. Large Apartment or Condo Buildings
2. Apartment Complexes

Question 12: Which of the following do you think are appropriate or inappropriate for the Southwest area of the neighborhood?

Top two appropriate items are:

1. Single Family Homes
2. Duplexes

Top two inappropriate items for the area:

1. Large Apartment or Condo Buildings
2. Apartment Complexes

Question 13: Which of the following do you think are appropriate or inappropriate for the East area of the neighborhood?

Two most appropriate items:

1. Single Family Homes
2. Townhouses

Two most inappropriate items for East area:

1. Apartment Complexes
2. Large Apartment or Condo Buildings

Question 14: Which of the following do you think are appropriate or inappropriate for the Fourth Street Corridor of the neighborhood?

Five items deemed most appropriate:

1. Small Shops and Stores
2. Restaurants
3. Office Buildings
4. Gas Stations
5. Single Family Housing.

Items found to be inappropriate:

1. Nightclubs
2. Large Stores and Shopping Centers
3. Fast-food Restaurants
4. Multi-Family Housing
5. Auto Sales/Repairs

Questions 15: Which of the following do you think are appropriate or inappropriate for the Ninth Street Corridor of the neighborhood?

The top five appropriate uses:

1. Small Stores and Shops
2. Office Buildings
3. Restaurants
4. Single Family Homes
5. Multi-family Homes

The top five inappropriate uses:

1. Nightclubs
2. Large Stores and Shopping Centers,
3. Fast-food Restaurants
4. Pubs
5. Auto Sales/Repairs

CRESCENT LAKE - POPULATION TRENDS

ZONE	1980	1990	GROWTH RATE %
I	292	283	-3.08 %
II	909	859	-5.50 %
Study Area	1,201	1,142	-4.91 %
City	238,647	240,318	0.70 %

Source: U.S. Bureau of Census of Population and Housing, 1990

CRESCENT LAKE - POPULATION DENSITY

ZONE	PERSONS	ACRES	Persons/ Acre
I	283	16.52	17.13
II	859	37.86	22.69
Study Area	1,142	54.38	21.00
City	240,318	15,739.25	15.27

Sources: City of St. Petersburg Planning Department
U.S. Bureau of the Census of Population and Housing

CRESCENT LAKE - DEMOGRAPHIC HIGHLIGHTS

ANALYSIS FACTOR	STUDY AREA	%	CITY	%
Population	1,142		240,318	
Household	693		105,703	
Population Change 1980 - 1990	(59)	-4.91%	1,671	0.70%
Residents 65 years and Older	272	23.82%	52,945	22.03%
Residents 18 years and Younger	67	5.87%	47,341	19.70%
Mean Household Income	\$33,814		\$30,728	
Households Receiving:				
Social Security	207	29.87%	47,089	44.55%
Public Assistance	47	6.78%	6,547	6.19%
Families Living in Poverty	7	2.48%	5,906	9.58%
Elderly Living in Poverty	26	9.56%	5,791	10.94%

Source: U.S. Bureau of the Census

CRESCENT LAKE - POPULATION BY SELECTED AGE GROUPS

ZONE	TOTAL	OVER 65		UNDER 18	
I	283	155	54.77%	67	23.67%
II	859	117	13.62%	90	10.48%
Study Area	1,142	272	23.82%	157	13.75%
City	240,318	52,945	22.03%	47,341	19.70%

Source: U.S. Bureau of Census of Population and Housing, 1990

CRESCENT LAKE - HOUSEHOLD INCOME

CENSUS TRACT	ZONE I	ZONE II	STUDY AREA	CITY
Household Median Income	\$19,375	\$26,447	\$22,911	\$23,577
Per Capita Income	\$21,711	\$16,323	\$19,017	\$14,132

Source: U.S. Bureau of Census of Population and Housing

CRESCENT LAKE - LEVEL OF EDUCATION

CENSUS TRACT	ZONE I	ZONE II	TOTAL
Years of School Completed			
Persons 25 years or Older	373	634	1,007
High School: 1 to 3 years	135	28	163
4 yrs	102	100	202
College: 1 to 3 years	72	211	283
4 or more years	44	260	304
PERCENT HIGH SCHOOL GRADUATES	58.45%	90.06%	78.35%

Source: U.S. Bureau of Census, 1980

CRESCENT LAKE - POVERTY STRICKEN ELDERLY

ZONE	NUMBER	TOTAL # ELDERLY	PERCENT
I	19	155	12.26%
II	7	117	5.98%
Study Area	26	272	9.56%
City	5,791	49,582	11.68%

Source: U.S. Bureau of Census, 1990

EXISTING LAND USE BY ACRES

LAND USE	ZONE I	ZONE II	TOTAL	1990 %	CITY TOTAL	1992 %
RESIDENTIAL	16.52	37.86	54.38	43.28%	15,739.25	59.48%
INDUSTRIAL	0.23	---	0.23	0.18%	809.77	3.06%
VACANT	0.52	0.35	0.87	0.69%	2,488.50	9.40%
PUBLIC/SEMI-PUBLIC	0.62	1.38	2.43	1.93%	1,896.52	7.17%
CONSERVATION	---	---	---	0.00%	1,685.54	6.37%
RECREATION/OPEN SPA	27.5	28.88	56.38	44.87%	2,052.56	7.76%
COMMERCIAL	6.41	4.96	11.37	9.05%	1,583.18	5.98%
OFFICE	---	---	---	0.00%	204.96	0.77%
TOTAL	51.8	73.43	125.66	100.00%	26,469.28	100.00%

* Does not include park or park entrance off 4th street

* Public/Semi public includes:

Institutional/Religious/Cultural
City Education

Source: City of St. Petersburg
Planning Department
Land Use Study (Updated 9/88)

CRESCENT LAKE ZONING CATEGORIES

CATEGORY	ACRES	% OF TOTAL
RO-1	6.31	5.02%
RM-12/15	8.43	6.71%
RS-75	74.96	59.65%
ROR	6.45	5.13%
CG	1.32	1.05%
OPEN (PARK)	28.19	22.43%
TOTAL	125.66	100.00%

Source: City of St. Petersburg
Planning Department
Land Use Study 1987 (Updated 9/88)

RESIDENTIAL DENSITY

ZONE	# OF UNITS	RESIDENTIAL ACRES	DENSITY (Units/Acre)
I	226	16.52	13.68
II	501	37.86	13.23
STUDY AREA	727	54.38	13.37
CITY (1990)	125,452	15,739.25	7.97

Source: City of St. Petersburg
 Planning Department
 Land Use Study (Updated 9/88)

RECOMMENDED CRESCENT LAKE ZONING CATEGORIES

CATEGORY	ACRES	% OF TOTAL
RO-9 (9th Street corridor)	7.49	7.18
NRD-CL1	42.11	40.37
NRD-CL2	15.89	15.23
CG. (4th Street corridor)	9.92 (Along 4th street)	9.51
OPEN (PARK)	28.9	27.70
(ROR-9: 22nd Ave North to 34th Ave.)	---	---
TOTAL	104.31	100.0%

Source: City of St. Petersburg
 Planning Department
 Land Use Study 1987 (Updated 9/88)

CRESCENT LAKE RESIDENTIAL DENSITY

ZONE	UNITS/ACRE
I $440/51.15 = 8.60$	8.6
II $832/66.88 = 12.44$	12.4

Source: City of St. Petersburg
 Planning Department
 Land Use Study (Updated 9/88)

HOUSING UNITS BY TYPE (1990)

ZONE	SINGLE FAMILY %		MULTI-FAMILY %		TOTAL
I	142	40.92%	205	59.08%	347
II	315	66.74%	157	33.26%	472
TOTAL STUDY AREA	457	55.80%	362	44.20%	819
CITY (1990)	80,793	64.40%	44,669	35.61%	125,462

Source: City of St. Petersburg
 Planning Department
 Land Use Study, 1990

YEAR-ROUND HOUSING UNITS

ZONE	OCCUPIED	%	VACANT	%	TOTAL
I	226	100.00%	0	0.00%	226
II	384	76.65%	117	23.35%	501
CRESCENT LAKE	610	83.91%	117	16.09%	727
CITY	105,703	88.23%	14,103	11.77%	119,806

Source: U.S. Bureau of Census of Population and Housing
 Block Group Data, 1980

REAL ESTATE VALUE ANALYSIS - ZONE 1

	1989	1990	1991	1992	1993*
AVERAGE SALES PRICE	83,533.00	55,863.00	69,438.00	76,038.00	55,180.00
NO. PROPERTIES SOLD	9.00	8.00	8.00	13.00	5.00
AVERAGE SIZE	1,820.00	1,450.00	1,685.00	1,664.00	1,232.00
AVERAGE PRICE/SQ FT	45.90	38.53	41.21	45.70	44.79
HIGHEST SALE	164,000.00	120,000.00	114,000.00	124,000.00	75,000.00
LOWEST SALE	33,000.00	20,000.00	27,000.00	50,000.00	57,000.00

Source: Jim Smith Property Appraiser
Pinellas County

*Note: 1993 Sales January thru June

REAL ESTATE VALUE ANALYSIS - ZONE 2

	1989	1990	1991	1992	1993*
AVERAGE SALES PRICE	70,600.00	70,629.00	68,091.00	96,980.00	58,400.00
NO. PROPERTIES SOLD	8.00	7.00	11.00	5.00	3.00
AVERAGE SIZE	1,520.00	1,330.00	1,495.00	1,890.00	1,262.00
AVERAGE PRICE/SQ FT	46.45	53.10	45.55	51.31	46.28
HIGHEST SALE	84,000.00	116,500.00	126,000.00	120,000.00	67,000.00
LOWEST SALE	49,500.00	37,500.00	43,000.00	48,000.00	47,000.00

Source: Jim Smith Property Appraiser
Pinellas County

*Note: 1993 Sales January thru June

NEIGHBORHOOD DESIGN REVIEW ORDINANCE (Ordinance 2100-F)

SECTION 63.10 PURPOSE AND INTENT

It is hereby declared to be in the interest of the public health, safety, and general welfare that design guidelines related to the exterior of buildings and other structures on a site be adopted for new and existing development within adopted neighborhood planning areas in order to:

1. Stabilize and reinforce property values to protect private and public investment.
2. Reverse neighborhood decline and upgrade housing quality.
3. Preserve and reinforce the natural, historic, and architectural qualities of neighborhoods.
4. Establish and enhance aesthetic and architectural compatibility within neighborhoods and commercial areas.
5. Attract residential, business and industrial development and redevelopment by establishing neighborhood and commercial conditions that make for an aesthetic and pleasant living and working community.

The intent of the design guidelines are to ensure building designs are compatible with the characteristics of the neighborhood in terms of scale, mass, building patterns, facade articulation, and incorporating design elements of prevalent neighborhood architectural styles; and that building additions are compatible with the principal structure. This will allow for modern design and modern interpretation of neighborhood architectural styles. Buildings that are designated historic landmarks or within a designated historic district are exempt from this ordinance since exterior changes to these buildings are reviewed under City Code Chapter 35 ½ (Historic Preservation Ordinance).

SECTION 63.20 DEFINITIONS

Building form- The overall shape and axis of a building. The axis of a building is either symmetrical and/or asymmetrical. The shape can emphasize certain directional characteristics either horizontal, vertical, or square/box.

Compatibility- Sensitivity of a building design to the existing character of a neighborhood or historic or special area. This is measured by the relationship of a building or project design elements to the design elements of the surrounding natural/physical and man-made environment, collectively referred to as the context.

Compatibility measures include but are not limited to the following: building relationship to the street (such as height, facade details, landscaping, activities), the rhythm of spacing between buildings, the uniformity and quality of the building design elements, building scale, and the

relationship of the building or project design elements to the design elements of surrounding buildings and natural environmental features.

Context- shall be defined as the characteristics or quality of the natural or physical attributes (topography and landscape and water features) of an area and the man-made components which are comprised of buildings and their design elements; and streetscape elements.

Designing in context means providing visual and physical linkages to create a cohesive overall effect and strengthen and enhance the characteristics of the neighborhood, building and surrounding setting. These linkages relate to the design elements and compatibility measures.

Design elements- are the features of a building which include architectural style and facade details (cornices, arches, quoins, etc.), the rhythm and proportion of windows, porches, doors, and vertical and horizontal features, and building form, scale, color, and materials.

Rhythm- is the regular or harmonious recurrence of building lines, shapes, forms, or color. This relates to design element proportions and patterns. For example, roof lines; window shape, proportion, and lines; building setbacks; vertical or horizontal elements (such as columns); and location of entrances and porches, grade/first level floor elevation.

Scale- is the proportional size (height and width) of a building relative to surrounding context.

SECTION 63.30 NEIGHBORHOOD DESIGN GUIDELINES

These design guidelines pertain to all residential and non-residential development in neighborhoods in the Neighborhood Planning Program with an adopted plan. These guidelines will ensure compatibility with the existing or desired neighborhood context. The review process is required for: changes to the exterior of existing buildings including but not limited to roof, building materials, windows and porches; and building additions, and new development.

General Guidelines:

1. Existing primary architectural styles in the City include Mediterranean Revival, Vernacular, Colonial Revival, Bungalow, Tudor, Shingle, Mission, and Prairie. The design of new buildings should be a product of their own time but, incorporate design elements of the primary architectural style(s) of the neighborhood.
2. There are dimensional characteristics of neighborhoods related to building setbacks and lot width. This includes the rhythm of spacing between buildings, front yard setbacks, and alignment of buildings along a block.
3. Neighborhood street and alley grid patterns should be maintained.
4. The front of the building and main entryway should be oriented to the street.

-
5. Where the character of a neighborhood is to have vehicle access from the alley, driveways through the front and side yards should be discouraged and parking should be accessed from the alley.
 6. Single family, duplex, triplex, or townhome garages that face the street or avenue shall be enclosed and have garage doors.
 7. A building or group of buildings shall maintain a compatible relationship with the surrounding context of an area in regard to:
 - * rhythm of spaces between buildings.
 - * rhythm of facade details and relationships (such as relationship to horizontal or vertical lines, and facade openings).
 - * building scale and mass and setbacks.
 - * building materials and color.
 - * building forms and roof shape.
 - * building orientation and relation to the street and location of entrances.
 - * creating appropriate transitions, such as height, facade details, and landscape buffers.
 8. Design elements of the buildings shall be consistent throughout a project and architecturally compatible.
 9. Buildings shall use architectural detailing to highlight entrances and introduce features such as porches, arches, or bay windows, and roof detailing such as cornice lines, dormers, gables, or roof plane changes. Flat or mansard roofs are discouraged.
 10. Projects with multiple or row type buildings shall provide for separations and/or changes in the building plane (facade and roof) to avoid the long barracks like quality imparted by flat walls, and roofs of excessive length, especially along the street frontage.
 11. Adopted neighborhood plans may include more detailed design review considerations that reflect important characteristics of a given area or define a desired character for the neighborhood.

Parking Garage

1. Parking structures should be oriented to the interior of the block.
2. Parking structures that face the street or avenue shall be compatible in terms of scale, height and design with the character of the surrounding properties in addition to providing landscaped buffers.

Building Redevelopment and Additions:

1. The design elements of a building addition shall match the design elements of the principal structure, in particular building materials and color, roof lines and shapes, and window proportions and alignment.
2. The scale of an addition shall be compatible with the principal structure and surrounding structures and context.
3. An addition(s) should be located in a manner that maintains the integrity or prominence of the principal building.
4. Redevelopment shall emphasize any existing architectural detailing of the building facade, such as roof parapet or cornice lines, detailed entrance ways, or decorative projections from the building.

Walls and Fences:

1. Construction materials and colors for walls and fences that are visible from the street shall be uniform and compatible with the architectural style, color and building material of the building it surrounds.
2. Walls greater than 100' in length shall incorporate some form of visual relief such as patterned breaks in the wall plane, change in wall construction (solid to open), addition of some vertical feature such as columns, or use of different materials, or combination of the above.

Guidelines for Non-Residential Development

1. Buildings should be oriented to front of the street with parking located in the rear or side to establish a functional and pedestrian link to the neighborhood. Parking in front may be appropriate for late hour or high traffic businesses.
2. The rear facade treatment of buildings shall provide the same roof lines, building materials, and color as the front facade.

SECTION 63.40 DEFINITION OF ARCHITECTURAL STYLES

There are a number of principal architectural styles that exist in the city. The design features of these styles are described below and referenced from "A Field Guide To American Houses", by Virginia & Lee McAlester, Alfred A. Knopf, NY, 1984.

Mediterranean Revival- Usually are asymmetrical in plan and one or two stories. The most common elements are curving wing walls, arched facade openings, arcades and colonnades, stucco walls, terra cotta (barrel tile) roof, chimney with capped tile roof or square tower with a pyramidal roof.

Colonial Revival - Wood frame rectangular structures have wood or brick exteriors. Most buildings have symmetrical floor plans with flanking wings, roof forms such as hipped, double pitched and mansard. Other features include double hung multi-paned windows, pediment dormers, raised porticos, and fan lighting entries.

Vernacular - Floor plans are square, "T" or "L" in shape. Exterior features include raised front porches, wood siding or masonry walls, various pitch gabled roofs, and symmetrical fenestration on the front facade.

Bungalow - One to two story structures with asymmetrical plans, wood frame construction, natural colors and materials. A distinct feature of this style is the broad, sloping, and low-pitched roof with wide eaves, extending over a raised front porch supported by massive masonry piers.

Tudor - Tudor is characterized by the angular roofline of high-pitched gables with steep dormers. The exterior materials are stucco and half timbering, with the ground floor level in either brick or stone. Multiple chimney stacks, multiple casement window groupings, and Tudor arches atop doors and openings, are also common of this style.

Shingle - Walls and roofs are covered by wood shingles. Walls have no corner boards and the shingle coverage is uninterrupted on the corners. Facades are asymmetrical, with one large roof. Large porches are also very common in this style.

Mission - Mission shaped dormers or roof parapets distinguish this architectural style. Often, large square piers, arched on top, support the roof of the porch. The wall surface is usually smooth stucco and the roof is flat or covered with red tiles.

Prairie - Often two stories with one-story wings or porches, and massive square porch supports. The low-pitched roof is usually hipped with wide eaves. Horizontal facade detailing such as porches, eaves, and cornices are very common in this style.

SECTION 63.50 DESIGN REVIEW PROCEDURES

Design review procedures are as follows:

1. Design review will be conducted by the Planning Department.
2. Developments that are inconsistent with the design review criteria identified in this chapter will be denied and no permits shall be issued therefore. The City Manager may issue stop work orders for any activity which has not received approval

hereunder. Appeals to the Planning Director's decision shall be as outlined in this section under "Appeals".

3. The Planning Director or his designee will recommend a fee structure to City Council, establish review meeting dates and times, review submittal requirements, and prepare as appropriate illustrations and/or a design manual to facilitate understanding of the intent of the design guidelines contained in this chapter.
4. Approval:
 - a. It shall be unlawful to make changes to the exterior of existing buildings including but not limited to roof, building materials, windows and porches, building additions and new development without receiving approval as set forth in this chapter for development in neighborhoods with an adopted plan within the Neighborhood Planning Program.
 - b. Design review approval is valid for twelve (12) months. The Planning Director may grant up to a one (1) year extension, provided the project meets the design guidelines current at that time.
5. Modifications:
 - a. Any request for modification to the design review application previously approved by the City shall be subject to fees, and review and approval in the same manner as a new application.
6. Appeals:
 - a. The City Manager or his designee shall withhold issuance of a permit until the appeal is resolved.
 - b. Appeal of a Planning Department decision by the applicant shall be made to the Planning Commission. An appeal must be filed in writing to the Planning Director within ten (10) calendar days of the decision date along with the appropriate fee as determined by City Council. The appeal shall outline the basis of the appeal and shall provide justification for the proposed relief from the requirements of this chapter. The Planning Commission shall hold a public hearing and act upon the appeal within sixty (60) days of the filing of the appeal. The Planning Department shall notify the applicant by mail of the Commission public hearing date.

The Planning Department shall provide the appellant the notification letter and a list of the properties within two hundred (200) feet of the subject site and the contact for the neighborhood association. The appellant is responsible for identifying the owners of the properties contained on the list provided by the Planning Department.

The appellant shall be responsible for notifying the owners of property within two hundred (200) feet of the subject property and the affected neighborhood association not less than ten (10) days prior to the public hearing date and providing

proof of notice, either by Certificate of Mailing from the U.S. Postal Service or by signature of the recipient.

c. Appeal of the Planning Commission decision is to the City Council. An appeal must be filed by the applicant or any interested party in writing to the Clerk of Council within ten (10) calendar days of the decision date along with the appropriate fee as determined by the City Council. The appeal shall outline the basis of the appeal and shall provide justification for the proposed relief from the requirements of this chapter.

City Council shall conduct a public hearing and act upon the appeal within sixty (60) days of the filing of the appeal. To overturn a Commission action a supermajority is required pursuant to the Zoning Ordinance Chapter 64.

Upon the setting of a date by City Council to review and act upon the appeal, the appellant shall obtain from the City necessary copies of an information notice regarding the appeal and a notification list which will be available from the Clerk of Council not later than 4:30 p.m., one working day following the setting of said date.

The appellant, shall upon obtaining copies of this notice, and not less than ten (10) days prior to the date of the scheduled appeal hearing, deliver or send by mail (Certificate of Mailing from the U.S. Postal Service) a copy of said notice to the owners of every parcel of property and any association, group or person which had been notified of the Planning Commission hearing.

Appellant shall file with the Clerk of City Council, prior to the day of scheduled hearing, proof that the required notices were mailed or delivered. If delivered said proof shall be by acknowledged by signature of the recipient; if mailed a copy of the Certificate of Mailing.

Adopted: 10/3/91
designor/jan