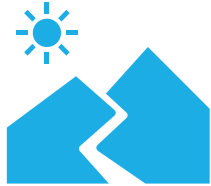


BROADSTONE ROCKY CREEK

A New Approach



Realigned the trail
closer to Gunn
Highway.



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

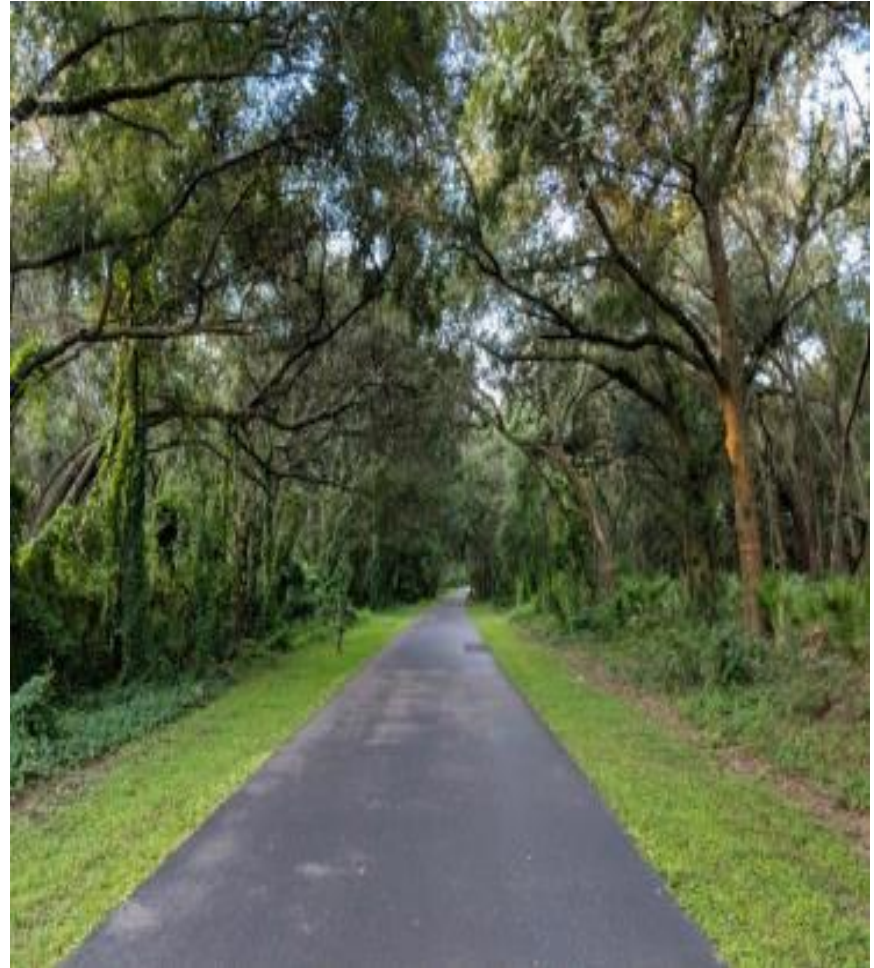


The project included
close to 300 residential
units.

THE PREVIOUS PLAN

YOU SPOKE, **WE LISTENED**

- Broadstone Rocky Creek *will not realign the Upper Tampa Bay Trail.*
- The *tree canopy will be preserved* along the trail while also preserving the wetlands surrounding the property.
- We are *removing 40* originally planned units to reduce crowding.
- The development will be pushed *further away from the trail and property line.*



CONSEQUENCES OF INACTION

--One of the existing property owners has plans to move forward with a different multifamily development which will cross the trail and has the right to do so.

--This alternative development does not require the county commission's approval.

--The properties along the trail will be developed in a hodge-podge of uses.



LET'S TALK *SAFETY*

-The *current* owners of the parcels have the *right to create 3 driveways that cross the trail* putting users at risk of accidents.

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



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

We plan to build a **10-foot tall bridge** designed by one of the nations leading bridge contractors that allows vehicles to pass underneath.

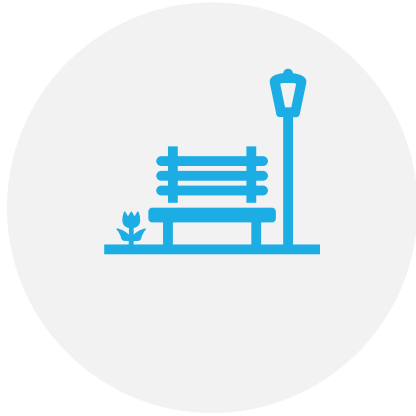
A temporary trail will be built first while the construction of the permanent bridge is constructed.

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

The other existing driveway easements would be vacated and ***could never be constructed in the future.***

OUR SOLUTION





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



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

WHY *BROADSTONE ROCKY CREEK* ?



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



Carlos Ramos



BroadstoneRockyCreek@gmail.com

THANK YOU!